

San Diego Municipal Code Construction Regulations

Proposed changes to be in effect 2008

Proposed Changes to the Municipal Code:

The City of San Diego publishes modifications, additions and deletions to the adopted State codes in the San Diego Municipal Code. Additionally administrative sections applicable to the review and permit process for construction permits is also maintained in the Municipal Code.

What follows is a proposed list of changes to the Municipal code:

- Relocated text and new additional text from identified outside sources are shown underlined.
- Additions to relocated text or modifications to text extracted from identified outside sources are shown with double underline.
- Deletions from exiting text are shown with ~~strikeout~~.text.
- Deletions from relocated text or from text for modification to relocated text and deletions from text extracted from identified outside sources are shown with ~~strikeout underline~~.

This document shows in detail various revisions and updates to be used in conjunction with the report to the Board of Building Appeals and Advisors and shows changes to Divisions. Divisions newly created due to reformat that do not include changes are not shown.

This document should be used in conjunction with the Municipal Code at <http://www.sandiego.gov/city-clerk/officialdocs/legisdocs/muni.shtml> and the State code being modified or added to.

For questions please call Ali Fattah, Senior Research Engineer at 619-446-5092.

Chapter 5

Article 5: Fire Protection and Prevention Fire Code

Division 1: Adoption of the California Fire Code (2007 Edition)

Division 1: General Code Provisions

Division 2: Definitions

Division 3: General Precautions Against Fire

Division 4: Emergency Planning and Preparedness

Division 5: Fire Service Features

Division 6: Building Services and Systems

Division 7: Fire-Resistance-Rated Construction

Division 8: Interior Finish, Decorative Materials and Furnishings

Division 9: Fire Protection Systems

Division 10: Means of Egress

Division 11: Aviation Facilities

Division 12: Dry Cleaning

Division 13: Combustible Dust-Producing Operations

Division 14: Fire Safety During Construction and Demolition

Division 15: Flammable Finishes

Division 16: Fruit and Crop Ripening

Division 17: Fumigation and Thermal Insecticidal Fogging

Division 18: Semiconductor Fabrication Facilities

Division 19: Lumber Yards and Woodworking Facilities

Division 20: Manufacture of Organic Coatings

Division 21: Industrial Ovens

Division 22: Motor Fuel-Dispensing Facilities and Repair Garages

Division 23: High-Piled Combustible Storage

Division 24: Tents, Canopies and Other Membrane Structures

Division 25: Tire Rebuilding and Tire Storage

Division 26: Welding and Other Hot Work

Division 27: Hazardous Materials-General Provisions

Division 28: Aerosols

Division 29: Combustible Fibers

Division 30: Compressed Gases

Division 31: Corrosive Materials

Division 32: Cryogenic Fluids

Division 33: Explosives and Fireworks

Division 34: Flammable and Combustible Liquids

Division 35: Flammable Gases

Division 36: Flammable Solids

Division 37: Highly Toxic and Toxic Materials

Division 38: Liquefied Petroleum Gases

Division 39: Organic Peroxides

Division 40: Oxidizers

Division 41: Pyrophoric Materials

Division 42: Pyroxylin (Cellulose Nitrate) Plastics

Division 43: Unstable (Reactive) Materials

Division 44: Water-Reactive Solids and Liquids

Division 45: Referenced Standards

Division 46: Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities, and Production Locations

Division 47: Requirements for Wildland-Urban Interface Fire Areas

~~Division 77: Explosive Materials~~

~~Division 78: Fireworks and Pyrotechnic Special Effects Material~~

~~Division 81: High Piled Combustible Storage~~

~~Division 91: Combustible, Explosive and Dangerous Materials—CEDMAT Program~~

Appendix Division 1: Administration

Division ?: Findings of Facts

Note fire code changes are shown separately

Administrative

Chapter 1

Chap 1 Art 2 Div 1, Code Enforcement Judicial and Administrative Remedies,
Enforcement and Authority Powers (**no change proposed**)

Chapter 11

Chap 11 Art 01 Div 02, Land Development Authorities and Advisory Boards (**no revisions**)

Chap 11 Art 03 Div 01, Land Development Terms, Definitions (**updated**)

Division 1: Definitions
Chapter 11: Land Development Procedures)

§113.0101 Purpose of Definitions

The purpose of this division is to provide clear and concise definitions of words and phrases that have meanings specifically related to the Land Development Code and to apply these terms in a consistent way throughout the Land Development Code.

§113.0102 Identification of Definitions

Each word or phrase that is defined in this division appears in the text of the Land Development Code in italicized letters.

§113.0103 Definitions

No Changes from *Abutting property* through *Condominium conversion*.

Construction permit means a permit issued pursuant to Land Development Code Chapter 12, Article 9. Construction permits include the following: Building Permits, Electrical Permits, Plumbing/Mechanical Permits, Demolition/Removal Permits, Grading Permits, Public Right-of-Way Permits, Fire Permits and Sign Permits.

Remainder of sections in Division not changed

Chapter 12

General Administration

Chap 12 Article 1 Division 1: General Information Required on Reviews and Enforcement, General Rules for Land Development Review **(no changes)**

Chap 12 Article 1 Division 2 General Enforcement Authorities For the Land Development Code **(no changes)**

Chap 12 Article 1 Division 3 Violations of The Land Development Code And General Remedies **(no changes)**

Chap 12 Art 01 Div 04, Procedures for Abatement of Unsafe, Dangerous or Substandard Structures **(Revised)**

Chapter 12 Art 7 Division 1 Previously Conforming Premises and Uses **(no changes)**

Chapter 12

Article 1: General Information on Required Reviews And Enforcement Division 4: Procedures For Abatement of Unsafe, Dangerous, or Substandard Structures

§121.0401 Purpose of Procedures for Abatement of Unsafe, Dangerous, or Substandard Structures

- (a) The purpose of these procedures is to provide for the immediate abatement of unsafe, dangerous, or substandard structures by repair, rehabilitation, demolition, or removal to protect and preserve the safety of the citizens and communities where these structures are located.
- (b) The procedures established in this division are in addition to any other administrative, criminal, or civil remedy established by law that may be pursued to address violations of the Municipal Code. This division does not affect or alter other public nuisance abatement procedures established in the Municipal Code.

§121.0402 When the Procedures for Abatement of Unsafe, Dangerous, or Substandard Structures Apply

Any structure that is determined by the City Manager or designated Code Enforcement Official to be an unsafe, dangerous, or substandard structure in accordance with Sections 121.0403, 121.0404, or 121.0405, is declared to be a public nuisance and is subject to all the enforcement procedures of the Municipal Code for public nuisances as well as the specific abatement procedures of this division. (Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§121.0403 Criteria for Determining That a Structure Is Unsafe

The City Manager or designated Code Enforcement Official may determine that a structure is unsafe if any of the following conditions exists to the extent that it threatens the life, health, safety, or property of its occupants:

- (a) The building contains one or more structural components that cannot withstand 100 percent of the vertical design standards as required by the ~~applicable version~~ prevailing edition of the Building Regulations;
- (b) The building contains one or more structural components of the lateral load resisting system that cannot withstand 25 percent of the wind or earthquake forces as required by the ~~applicable version~~ prevailing edition of the ~~Building Regulations~~ California Building Code; or
- (c) The building contains parapet walls or other building appendages that are not capable of resisting the wind or earthquake forces as required by the applicable ~~Building Regulations~~ California Building Code; or
- (d) For buildings containing at least one Unreinforced Masonry Bearing Wall, as defined in Section 145.3704, and when the building contains one or more structural components of the lateral load resisting system that can not withstand 25 percent of the calculated earthquake forces required by the 1979 edition of the Uniform Building Code.

§121.0404 Criteria for Determining That a Structure Is Dangerous

The City Manager or designated Code Enforcement Official may determine that a structure is dangerous if any of the following conditions exists to the extent that it threatens the health, safety, or property of its occupants or the public:

- (a) The walking surface of any aisle, passageway, stairway, or other means of exit is so warped, worn, loose, torn, or otherwise unsafe that it does not provide a safe and adequate means of exit in case of fire or panic;
- (b) Any portion, member, or appurtenance of the structure has been damaged by fire, earthquake, wind, flood, or by any other cause to such an extent that it is likely to partially or completely collapse, fail, detach, or dislodge;
- (c) Any portion of the structure is likely to partially or completely collapse because of dilapidation, deterioration, or decay; faulty construction; the removal, movement, or instability of any portion of the ground necessary to support the building; the deterioration, decay, or inadequacy of its foundation; or any other cause;
- (d) The structure has been so damaged by fire, wind, earthquake, or flood or has become so dilapidated or deteriorated as to become an attractive nuisance; a harbor for transients, vagrants, or criminals; or would enable persons to commit unlawful acts;
- (e) The structure is used or is intended to be used for dwelling purposes but is unsanitary, unfit for human habitation, or in a condition likely to cause sickness or disease because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, or because of inadequate light, air, or sanitation facilities;
- (f) The structure creates a fire hazard by virtue of its obsolescence; dilapidated condition; deterioration; damage; inadequate exits; lack of sufficient fire-resistive construction; faulty electrical wiring, gas connections, heating apparatus; or by another cause;
- (g) The structure constitutes a public nuisance as defined by law;
- (h) A portion of the structure (including the foundation or slab on grade) remains on the site after the demolition or destruction of the structure or the structure has been abandoned for a period of more than 6 months so it constitutes an attractive nuisance or hazard to the public;
- (i) The exits of the structure or the means to exit do not conform with the applicable provisions of the Municipal Code regarding the number of exits, their width, or any other features that may cause a hazard to the life or safety of the occupants or the general public;
- (j) Defective or overloaded electrical systems, faulty or leaking fuel piping systems, deteriorated fuel combustion equipment, or combustion product vents are present; or
- (k) The existing use or occupancy violates the fire, health, or Building, Electrical, Plumbing, and Mechanical Regulations of the Municipal Code.

§121.0405 Criteria for Determining That a Structure Is Substandard

The City Manager or designated Code Enforcement Official shall determine that a structure is substandard if it meets the definition of “Substandard Building” or “Substandard Structure” in accordance with California Health and Safety Code Section 17920.3.

Remainder of Division not changed

Building Code Administration

Chap 12 Art 09 Div 01, General Construction Permit Authority and Procedures (**revised**)

Chapter 1 Administration

Chapter 2 Definitions

Chap 12 Art 09 Div 02, Expiration of a Building Permit (**revised**)

Electrical Code Administration

Chap 12 Art 09 Div 03, Electrical Permit Procedures (**revised**)

Plumbing & Mechanical Code Administration

Chap 12 Art 09 Div 04, Plumbing/Mechanical Permit Procedures (**revised**)

Chap 12 Art 09 Div 05, Demolition/Removal Permit Procedures (**no changes**)

Chapter 12: Land Development Reviews

Article 9: Construction Permits

Division 1: General Construction Permit Authority and Procedures

§129.0101 Purpose of Construction Review Procedures

The purpose of these procedures is to establish a review process for construction plans before construction, demolition, or installation and for inspection of construction work before use or occupancy. The intent is to determine compliance with applicable codes and other regulations to safeguard public health, safety, and welfare and to provide safety to fire fighters and emergency responders during emergency operations.

§129.0102 When Construction Permit Procedures Apply

The following permits require construction review, and the procedures for *construction permits* apply to these permits unless stated otherwise in this article: Building Permits, Electrical Permits, Plumbing or Mechanical Permits, Demolition/Removal Permits, Grading Permits, Public Right-of-Way Permits, and Sign Permits.

§129.0103 Interpretation of Differing Regulations

Where different sections of the Building, Electrical, Plumbing, and Mechanical Regulations may specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.

§129.0104 Construction Permit Authorities

(a) The powers and duties of the Building Official are as follows:

- (1) To administer and enforce the Building, Electrical, Plumbing, and Mechanical Regulations.
- (2) To review applications for Building Permits, Electrical Permits, Plumbing Permits, and Mechanical Permits including plans, specifications, and other data.
- (3) To determine if proposed work is in compliance with the Building, Electrical, Plumbing, and Mechanical Regulations and other applicable provisions of the Municipal Code and to make the decision to approve and issue the appropriate *construction permit*.
- (4) To make interpretations of the Building, Electrical, Plumbing, and Mechanical Regulations. The interpretations, rules, and regulations shall be in conformance with the intent and purposes of the Building, Electrical, Plumbing, and Mechanical Regulations.
- (5) To grant modifications for individual cases when there are practical difficulties involved in carrying out the provisions of the Building, Electrical, Plumbing, or Mechanical Regulations. The Building Official shall first find that a special individual reason makes the strict application of the Building, Electrical, Plumbing, or Mechanical Regulations impractical, that the modification is in conformance with the purpose and intent of the Building, Electrical, Plumbing, or Mechanical Regulations, and that the modification does not lessen any fire protection requirements or any degree of structural

integrity. The details of any action granting modification shall be recorded and entered in the project file.

- (6) To adopt policies and regulations reasonably necessary to clarify the application of the Building, Electrical, Plumbing, and Mechanical Regulations. The policies and regulations shall be in conformance with the purpose and intent of these regulations.
- (7) To request an interpretation of any provisions of this article or Chapter 14, Articles 5, 6, and 7, or the suitability of any alternate material, design, or construction method from the Board of Building Appeals and Advisors.
- (8) To keep complete records of all permits issued, inspections and reinspections made, and other official work performed in accordance with the provisions of the Land Development Code.
- (9) To require the recordation of documents with the County Recorder as necessary to effectively enforce the requirements of the Land Development Code.
- (10) To request and receive the assistance and cooperation of other City officials in carrying out these duties.
- (11) To require plans, computations, and specifications to be prepared and designed by an engineer or architect licensed by the State of California, even if not required by state law.
- (12) Every building, or portion of a building, whether existing or hereafter erected, shall be classified by the building official according to its use or the character of its occupancy, as set forth in Chapter 3 of the prevailing edition of the California Building Code.

Remainder of Section not changed

Section 129.0105 through Section 129.0108 not changed

§129.0109 Use of Alternate Materials, Design, or Construction Methods

- (a) The provisions of the Building, Electrical, Plumbing, or Mechanical Regulations are not intended to prevent the use of any alternate material, design, or construction method not specifically prescribed by the Building, Electrical, Plumbing, or Mechanical Regulations, provided the Building Official approves of their use.
- (b) The Building Official may approve use of any alternate material, design, or construction method if the Building Official determines the following:
 - (1) That the proposed alternate material, design, or construction method would comply with the Building, Electrical, Plumbing, or Mechanical Regulations;
 - (2) That the proposed alternate material, design, or construction method is at least equivalent to the standards prescribed in the applicable regulation in terms of suitability, quality, strength, effectiveness, fire resistance, durability, safety, and sanitation; and
 - (3) That sufficient evidence has been submitted to substantiate any claims that may be made regarding the use of any proposed alternate material, design, or construction method.
- (c) The details of any action granting approval of an alternate material, design, or construction method shall be entered into the file for that individual permit and a

record of the action shall be maintained in accordance with the procedures established by the City Manager.

- (d) Research reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in the California Building Code, shall consist of valid research reports from recognized and approved product evaluation and listing agencies approved sources.

Section 129.0110 not changed

§129.0111 General Rules for Construction Permit Inspections

- (a) All work for which a construction permit is issued shall be subject to inspection by the Building Official. Required inspections shall be performed in accordance with the inspection procedures established by the City Manager, except as may be exempted by the Land Development Code. ~~Inspections that may be required are listed in the Land Development Manual.~~
- (b) The permittee shall be informed of the inspections and the sequence of inspections required for the construction permit.
- (c) No work shall be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official.
- (d) No portion of any construction work shall be concealed until inspected and approved.
- (e) After making the requested inspections, the Building Official shall either indicate that the inspected portion of the construction is satisfactory as completed or shall notify the permittee or an agent of the permittee that the inspected portion fails to comply with the Building, Electrical, Plumbing, or Mechanical Regulations or with other applicable regulations of the Municipal Code.
- (f) Any portions of work that do not comply with requirements shall be corrected and such portion shall not be covered or concealed until inspected and authorized by the Building Official.
- (g) A survey of the *lot* may be required to verify that the *structure* is located in accordance with the approved plans.
- (h) A final inspection, with approval of all *structures* and installations, is required before occupancy and use, unless specifically excepted. If *grading* is involved, final inspection shall be after finish *grading*.
- (i) Inspections that may be required include the following:
 - (1) Underground Inspections. Required before any underground water or waste lines, electrical conduit, underground fire service for fire hydrants and fire suppression systems, heating, air conditioning, ventilation, and other duct work are covered. Underground inspection will normally be requested before prior to requesting a the Foundation Inspection.
 - (2) Foundation or Underfloor Inspections. Required after footing excavations are complete, form work is in place, all reinforcing steel and hardware have been installed, the soils report verifying suitability of the exposed soils is available to the Inspector, but prior to placing concrete or floor sheathing. Any work to be concealed by concrete or framing must be approved prior to concealing. Inspections for disabled access requirements Disabled Access provisions are a part of the Foundation Inspection.
 - (3) Rough Inspections. Required after rough electrical, plumbing, mechanical and structural work has been completed but before insulation is installed. Note: the

- The rough-in work for the Plumbing, Electrical, and Mechanical systems must be approved prior to scheduling the Building permit/approval for frame inspection. Rough inspection is also required for the installation of sprinkler systems and fire alarm systems.
- (4) Note that on larger On large projects as determined by the Building Official, and on multi-level buildings, there may be several "partial rough" inspections for specialty work and several "partial frame" inspections may be performed within portions of a building or structure in those same areas.
 - (5) On large projects as determined by the Building Official Additionally, on some larger projects fire sprinkler and fire alarm systems may require Fire Inspection prior to concealing concealment. Refer to the Fire Inspection Approval Stamp on the permitted plans for further information.
 - (6) On projects involving one and two family dwellings or duplexes, the Rough Inspection can be performed simultaneously with the Structural Frame inspection.
 - (7) Structural Frame Inspection. Required after the rough Electrical, Plumbing, and Mechanical work have been approved and the Structural work is completed in those same areas and ready to be concealed. Note that there may be several partial frame inspections on larger projects. Floor nail, roof nail, exterior wall frame are examples of partial frame inspections. Disabled Access provisions are a part of the frame inspection.
 - (8) Insulation Inspections. Insulation may be installed after approval of the rough Inspections for the rough approvals for the Plumbing, Electrical, Mechanical systems and framing is approved in any areas to be insulated. Where installed, the insulation shall only be installed in portions of the building that are protected from the weather. and the structure is "weathered in." It is important that the structure be "weathered in" to prevent the insulation from getting wet by rain or dew. After the insulation has been approved, interior finishes may then be applied to the interior wall surfaces.
 - (9) Lath or Gypsum Board Inspections. Inspections are required Required after the lath or wallboard have has been fastened in place but prior to application of cement before plaster or stucco and prior to the taping and finishing of is placed or wallboard joints and fasteners are taped and finished. Corner Aide and Stucco Screed must be installed on exterior lath prior to inspection.
 - (10) Landscape Inspections. Requested after all landscape and irrigation has been completely installed according to approved plans and specifications. Some single-family residential projects may be exempt.
 - (11) Fire Inspections. Requested after fire alarm systems alarms, fire extinguishing systems, hazardous materials storage provisions, fire sprinkler systems and exit illumination systems are in place and ready to test. Call for Fire Department Inspections at (619) 446-5440 to arrange an appointment for an Inspection. Note: Fire Inspections may not be "next day" inspections. Call early to avoid any delay of your project.
 - (12) Final Inspections. Requested after all rough approvals and the Electrical, Plumbing, Mechanical, Fire and Structural work has been completed and the structure is in move-in condition. A "move-in" condition includes all Disabled Access features and verifies all fire and life safety requirements have been met. All required reports (such as Special Inspection, Structural Observation, etc.), including those reports required by other departments and agencies such as the Hazardous Materials Division and the San Diego Air Pollution Control District

(refer to the documentation from these agencies for all requirements), must be received and approved by this department prior to scheduling the Final Inspection.

- (13) On all projects other than Detached Single Family Houses and Duplexes, the Building permit/approval must be the last scheduled inspection, as the Building Inspector will first assure the specialty work that applies to the project is complete and approved, all required reports have been approved, and the Inspection Record Card bears signatures from the specialist Inspectors approving those specialist portions of the project before performing a final inspection and granting the project a final approval.

Section 129.0112 not changed

§129.0113 When a Certificate of Occupancy Is Required

- (a) No structure or portion of a structure shall be used or occupied, and no change in the existing use, character or occupancy classification of a structure or portion of a structure shall be made until the Building Official has issued a certificate of occupancy approving that use or occupancy, ~~except that existing Group R, Division 3 and Group U Occupancies do not require a Certificate of Occupancy.~~ A certificate of occupancy is not required for existing or new one and two family dwellings and multiple single-family dwellings (town houses) classified as Group R, Division 3 occupancies and their accessory structures when classified as Group U Occupancies do not require a Certificate of Occupancy.
- (b) Changes in the character or use of a building shall not be made except as specified in the 2001 California Building Code Section 3405.

§129.0114 Issuance of a Certificate of Occupancy

- (a) The Building Official shall inspect the structure and if the Building Official finds no violations of the Land Development Code or other regulations that are enforced by the City's designated Code Enforcement Officials, the Building Official shall issue a Certificate of Occupancy. All work for which a Building Permit was issued must be complete and have had a final inspection before issuance of a Certificate of Occupancy, except in accordance with Section 129.0115. The Certificate of Occupancy must be signed by the Building Official. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.
- (b) A certificate of occupancy shall contain the following information:
- (1) The building permit number.
 - (2) The address of the structure.
 - (3) A description of that portion of the structure for which the certificate is issued.
 - (4) A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
 - (5) The name of the building official.
 - (6) The edition of the code under which the permit was issued.

- (7) The use and occupancy, in accordance with the provisions of Chapter 3 of the prevailing edition of the California Building Code.
- (8) The type of construction as defined in Chapter 6 of the prevailing edition of the California Building Code.
- (9) The design occupant load.
- (10) If an automatic sprinkler system is provided, ~~whether the sprinkler system is required.~~
- (11) Any special stipulations and conditions of the building permit.

Remainder of the sections in this division not changed

Chapter 12: Land Development Reviews
Article 9: Construction Permits

Division 2: Building Permit Procedures

§129.0201 Purpose of Building Permit Procedures

The purpose of these procedures is to establish the process for review of Building Permit applications for compliance with the minimum standards necessary to safeguard life or limb, public health, property, and welfare and to provide safety to fire fighters and emergency responders during emergency operations. The intent of these procedures is to review the proposed design, construction methods, and type and quality of materials used for new construction or for construction involving existing *structures*.

Section §129.0202 through 129.0207 to remain unchanged.

§129.0208 Coordination Responsibilities of Architect or Engineer of Record

- (a) The architect or engineer of record shall be responsible for reviewing and coordinating all submittal documents, including phased and deferred submittal items, prepared by others for compatibility with the design of the building.
- (b) If deferred submittals are requested and approved, the architect or engineer of record shall list the deferred submittals on the plans. The architect or engineer of record shall be responsible for reviewing and coordinating deferred submittals and for forwarding them to the Building Official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building.

Section §129.0209 through 129.0214 remain unchanged

§129.0215 Issuance of a Building Permit for a Part of a Structure.

The Building Official may issue a permit, and work may begin, for the construction of part of a *structure* before the plans and specifications for the entire *structure* have been submitted or approved, if adequate information and detailed statements have been submitted complying with all applicable requirements of the Building Code. As a condition of issuance, the permittee shall agree that he or she proceeds at his or her own risk without assurance that the Building Permit for the entire *structure* will be issued. The partial construction shall comply with the Building Regulations and any other regulation in effect on the date the complete permit application for the scope of work under the partial permit is submitted to, and is accepted by, the Building Official. Building regulations in effect at the time which the partial permit application is deemed complete for the structural frame of a building may be used as a basis of design for the balance of work remaining to complete the *Structure*.

Section §129.0214 through 129.0218 remain unchanged

§129.0219 Extension of Time for a Building Permit

- (a) Except for relocation of *structures*, a permittee may submit to the Building Official and application for an extension of time before the expiration date of the Building Permit. The application shall be filed no later than one month in advance of the expiration date. The Building Official may extend the Building Permit one time, for a period not exceeding 180 calendar days, if the Building Official determines that circumstances beyond the control of the permittee prevented completion of the work. All Electrical, Plumbing, or Mechanical Permits associated with a Building Permit shall be extended to expire concurrently with the Building Permit.
- (b) If an application for an extension of time has been filed before expiration and in accordance with this section, the existing Building Permit shall automatically be extended until the Building Official has made a decision on the application for an extension.
- (c) If the Building Permit has expired before an application is submitted for an extension of time, no extension shall be granted. If the previous permittee or any other *applicant* wants to proceed with the same *development*, a new application is required and the application is treated in all respects as a new application.
- (d) If an extension of time has been previously approved in accordance with Section 129.0219(a), the Building Official may extend the expiration of the Building Permit one additional time, for a period not exceeding 180 calendar days, if the Building Official finds the following:
 - (1) There has not been a significant change in the regulations applicable to the site since the date the permit was issued;
 - (2) The additional extension is in the public interest; and
 - (3) Circumstances beyond the control of the *applicant* prevented the authorized work from proceeding.
 - (4) The Building Permit has not expired by limitation per Section 129.0218.

The remaining sections in this division to remain unchanged.

Chapter 12: Land Development Reviews
Article 9: Construction Permits
Division 3: Electrical Permit Procedures

§129.0301 Purpose of Electrical Permit Procedures

The purpose of these procedures is to establish the process for review of Electrical Permit applications for compliance with the minimum standards necessary to safeguard public health, safety, and welfare.

§129.0302 When an Electrical Permit Is Required

No electrical wiring, device, appliance, or equipment shall be installed within or on any *structure or premises* nor shall any alteration, addition, or replacement be made in any existing wiring, device, appliance, or equipment unless an Electrical Permit has been obtained for the work, except as exempted in Section 129.0303.

§129.0303 Exemptions from an Electrical Permit

An Electrical Permit is not required for the following work:

- (a) Minor work such as replacing fuses, replacing or repairing switches, circuit breakers, lampholders, Luminaires, ballasts, or receptacles where the replacement is the same size and general type as the original equipment and the work is done in accordance with the provisions of this article;
- (b) The replacement of lamps or the connection of portable appliances to suitable receptacles that have been permanently installed;
- (c) Installation, alteration, or repair of wiring, devices, appliances, or equipment that operates at a voltage not exceeding 25 volts between conductors and not capable of supplying more than 50 watts of energy;
~~(d) Installation made by a public service corporation 2004 California Electrical Code, Section 90-2;~~
- (d) ~~(e)~~ Installation of remote-control switching devices on privately owned appliances when the devices are installed by the San Diego Gas and Electric Company or its authorized agents as part of the Peak-Shift energy conservation program, provided that specifications for the installations are approved in writing by the Building Official; or
- (e) ~~(f)~~ Work done by employees of the City on City-owned or leased buildings.

The remaining sections in this Division are not changed.

Chapter 12: Land Development Reviews
Article 9: Construction Permits
Division 4: Plumbing/Mechanical Permit Procedures

§129.0401 Purpose of Plumbing/Mechanical Permit Procedures

The purpose of these procedures is to establish the process for review of Plumbing/Mechanical Permit applications for compliance with the minimum standards necessary to safeguard public health, safety, and welfare.

§129.0402 When a Plumbing/Mechanical Permit Is Required

- (a) No plumbing system, or portion of a plumbing system, shall be installed within or on any *structure* or *premises*, nor shall any alteration, addition, or replacement be made in any existing plumbing system unless a Plumbing/Mechanical Permit has been obtained for the work except as exempted in Section 129.0403.
- (b) No heating, ventilating, air conditioning, or refrigeration system or part thereof shall be installed, altered, replaced, or repaired unless a Plumbing/Mechanical Permit has been obtained for the work except as exempted in Section 129.0404.

§129.0403 Exemptions from a Plumbing/Mechanical Permit for Plumbing Work

A Plumbing/Mechanical Permit is not required for the following plumbing repair work:

- (a) Stopping of leaks in drains, soil, waste, or vent pipe. However, this exemption does not apply for the replacement of any drain pipe, soil, waste, or vent pipe with new material in any part as part of the repair.
- (b) Clearing of stoppages, or the repair of leaks in soil, waste, or vent pipes, valves, fixtures, or replacement of exposed traps in existing plumbing systems serving lavatories, sinks, laundry trays, or similar fixtures.
- (c) Replacement in kind of plumbing fixtures in any single dwelling unit, or in any multiple dwelling unit with 8 or fewer units.

The remaining sections in this Division are not changed.

Building, Electrical, Mechanical, Plumbing **Regulations**

Chapter 14

Building Regulations

Chap 14 Art 05 Div 01, Adoption of the 2007 California Building Code and Applicability of the Building Regulations (**updated**)

Chap 14 Art 05 Div 02, ~~Text of~~ Modifications and Additions to the 2001 California Building Code for the City of San Diego (**new**)

Chap 14 Art 05 Div 03, Use and Occupancy Classification (**new**)

Chapter 3 Use and Occupancy Classification (**new regulations**)

Chap 14 Art 05 Div 04, Special Detailed Requirements Based On Use And Occupancy (**new**)

Chapter 4 Special Detailed Requirements Based On Use And Occupancy(**new regulations**)

Chap 14 Art 05 Div 05, General Building Heights And Areas (**new**)

Chapter 5 General Building Heights And Areas (**relocated and updated**)

Chap 14 Art 05 Div 06, Types of Construction (**new**)

Chapter 6 Types of Construction

Chap 14 Art 05 Div 07, Fire-Resistance-Rated Construction(**new**)

Chapter 7 Fire-Resistance-Rated Construction

Chap 14 Art 05 Div 08, Interior Finishes (**new**)

Chapter 8 Interior Finishes

Chap 14 Art 05 Div 09, Special Detailed Requirements Based On Use And Occupancy (**new**)

Chapter 9 Fire Protection Systems

Chap 14 Art 05 Div 10, Means of Egress (**new**)

Chapter 10 Means of Egress

Chap 14 Art 05 Div 11, Accessibility (**new**)

Chapter 11 Accessibility

Chap 14 Art 05 Div 12, Interior Environment (**new**)

Chapter 12 Interior Environment

Chap 14 Art 05 Div 13, Energy Efficiency (**new**)

Chapter 13 Energy Efficiency

Chap 14 Art 05 Div 14, Exterior Walls (**new**)

Chapter 14 Exterior Walls

Chap 14 Art 05 Div 15, Roof Assemblies And Rooftop Structures (**new**)

Chapter 15 Roof Assemblies And Rooftop Structures (**relocated and updated**)

Chap 14 Art 05 Div 16, Structural Design (**new**)

Chapter 16 Structural Design (**new regulations**)

Chap 14 Art 05 Div 17, Structural Tests And Special Inspections (**new**)

Chapter 17 Structural Tests And Special Inspections (**new regulations**)

Chap 14 Art 05 Div 18, Soils And Foundations (**new**)

Chapter 18 Soils And Foundations (**relocated and new regulations**)

Chap 14 Art 05 Div 19, Concrete (**new**)

Chapter 19 Concrete (**new regulations**)

Chap 14 Art 05 Div 20, Aluminum (**new**)

Chapter 20

Chap 14 Art 05 Div 21, Masonry (**new**)

Chapter 21 Masonry

Chap 14 Art 05 Div 04, Steel (**new**)

Chapter 22 Steel

Chap 14 Art 05 Div 23, Special Wood (**new**)

Chapter 23 Wood

Chap 14 Art 05 Div 24, Glass and Glazing (**new**)

Chapter 24 Glass and Glazing

Chap 14 Art 05 Div 25, Gypsum Board and Plaster (**new**)

Chapter 25 Gypsum Board and Plaster

Chap 14 Art 05 Div 26, Plastic (**new**)

Chapter 26 Plastic

Chap 14 Art 05 Div 27, Electrical (**new**)

Chapter 27 Electrical

Chap 14 Art 05 Div 04, Mechanical Systems (**new**)

Chapter 28 Mechanical Systems

Chap 14 Art 05 Div 29, Plumbing Systems (**new**)

Chapter 29 Plumbing Systems (**relocated and new regulations**)

Chap 14 Art 05 Div 30, Elevators And Conveying Systems (**new**)

Chapter 30 Elevators And Conveying Systems

Chap 14 Art 05 Div 31, Special Detailed Requirements Based On Use And Occupancy (**new**)

Chapter 31 Special Construction (**relocated and new regulations**)

- Chap 14 Art 05 Div 03, Additional Building Regulations for Swimming Pools, Spas and Hot Tubs

Chap 14 Art 05 Div 32, Encroachments Into The Public Right-Of-Way **(new)**

Chapter 32 Encroachments Into The Public Right-Of-Way **(relocated and new regulations)**

Chap 14 Art 05 Div 33, Safeguards During Construction **(new)**

Chapter 33 Safeguards During Construction **(relocated and new regulations)**

Chap 14 Art 05 Div 34, Existing Structures **(new)**

Chapter 34 Existing Structures **(relocated and new regulations)**

Chap 14 Art 05 Div 35, Referenced Standards **(new)**

Chapter 35 Referenced Standards

Chap 14 Art 05 Div 36, Appendix Chapters to the 2007 CBC Adopted **(new)**

Appendix A Employee Qualifications

Appendix B Board Of Appeals

Appendix C Group U–Agricultural Buildings **(adopted)**

Appendix D Fire Districts

Appendix E Supplementary Accessibility Requirements

Appendix F Rodentproofing

Appendix G Flood-Resistant Construction

Appendix H Signs

Appendix I Patio Covers **(adopted, new regulations)**

Appendix J Grading

Appendix K ICC Electrical Code

Chap 14 Art 05 Div 37, Additional Building Regulations for Archaic Materials and Methods of Construction **(relocated and updated)**

Ch 14 Art 05 Div 38, Additional Building Standards for Buildings located adjacent to Hazardous Areas of Native or Naturalized Vegetation **(relocated and updated)**

**San Diego Municipal Code
Chapter 14: General Regulations**

**Article 5: Building Regulations
Division 1: Adoption and Applicability of the Building Regulations**

§145.0101 Purpose of the Building Regulations

- (a) The purpose of the Building Regulations is to ~~provide~~ establish minimum standards to safeguard the public health, safety and general welfare through structural strength, stability, means of egress facilities, stability, sanitation, adequate light and ventilation, energy conservation, access for persons with disabilities and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations. ~~safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction methods, and type and quality of materials, use and occupancy, location, and maintenance~~ for new construction or for construction involving existing buildings or structures and certain, specifically regulated, equipment.
- (b) The purpose of this section is not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by the terms of this section.

§145.0102 When the Building Regulations Apply

- (a) This article shall be known as the Building Regulations of the City of San Diego and regulates the construction, alteration, movement, enlargement, replacement, repair, maintenance, moving, removal, demolition, occupancy, and use of any privately owned building or structure or any appurtenances connected or attached to such buildings or structures within this jurisdiction, except work located primarily in a public way, public utility towers and poles, mechanical equipment not specifically regulated in the Building Code, and hydraulic flood control structures. The Building Regulations shall also apply to City-owned buildings.
- (b) Where in any specific case, different sections of the Building Regulations specify different materials, methods of construction, or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall apply.
- (c) Wherever in the Building Regulations reference is made to the Appendix, the provisions in the Appendix shall not apply unless specifically adopted as shown in Section 145.0107.
- (d) Administration and enforcement of the Building Regulations of The City of San Diego are regulated by the applicable provisions of Chapters 11 and 12 of the Land Development Code.

§145.0103 Adoption of the ~~2001~~ 2007 California Building Code

- (a) The ~~2001~~ 2007 California Building Code, published by the California Building Standards Commission, as amended by the State Department of Housing and Community Development [HCD]; the Division of the State Architect/Access and Compliance [DSA/AC]; the State Office of Statewide Health Planning and

Development [OSHPD3]; and the State Fire Marshal [SFM] (California Building Code) is adopted by reference, except as otherwise provided in Division 2 through 35, Sections 145.0104, 145.0105, 145.0106, and 145.0107. A copy of the 2001 California Building Code is on file in the office of the City Clerk as Document No. OO-XXXXXX.

- (b) Each of the regulations, provisions, conditions, and terms of the ~~2001~~ California Building Code is made a part of this article as if fully set forth in this article except as otherwise provided in Division 2 through 35 Sections 145.0104, 145.0105, 145.0106, and 145.0107.
- (c) Numbering of sub-sections in ~~Division 2~~ Division 2 through 35 of this Article is cross-referenced to sections in the ~~2001~~ California Building Code.
- (d) The adoption of the ~~2001~~ 2007 California Building Code, shall in no way limit, prohibit, impede, or prevent the City Council from adopting ordinances limiting or preventing the issuance of any type, number, or geographical distribution of permits for construction or demolition of any facility for which a permit is required.
- (e) Application. The amendments made by the state agencies to the model code and incorporated into the California Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section ~~101.17~~ 101.3 of the ~~2001~~ 2007 edition of the California Building Code. The Building Official shall only enforce those amendments made by the following state agencies:
 - (1) The Department of Housing and Community Development for accessibility in privately funded housing and all housing (HCD)- (HCD1 and HCD/AC).
 - (2) Division of the State Architect, Access Compliance for accessibility in commercial buildings and publicly funded housing (DSA/AC).
 - (3) Office of the State Fire Marshal amendments to the building code (SFM).
 - (4) Office of Statewide Health, Planning and Development requirements for clinics (OSHPD3).
 - (5) California Energy Commission energy efficiency standards (CEC).
 - ~~(6) Department of Water Resources (DWR).~~

§145.0104 Portions of the ~~2001~~ 2007 California Building Code Not Adopted by the City of San Diego.

The following portions of the ~~2001~~ California Building Code are not adopted by the City of San Diego:

- (a) ~~Chapter 1, ADMINISTRATION~~
- (b) Chapter 15, Roof Assemblies And Roof Structures, Table 1505.1, Section 1505.3, Section 1505.4, Section 1505.5 And 1510.4 Are Not Adopted.
- (c) Chapter 29, Plumbing Systems Is Not Adopted.
- (d) Chapter 31, Special Construction, Section 3109.1 Through 3109.4.3 Swimming Pool Safety And Enclosure Requirements.
- (e) Chapter 33 ~~SITE WORK, DEMOLITION AND CONSTRUCTION~~, Safeguards During Construction, Section ~~3301~~ 3304 EXCAVATIONS AND FILLS Site Work, Sub-Section ~~3301.1~~ 3304.1.1 General Slope Limits Is Not Adopted.

§145.0105 Modifications to the ~~2001~~ 2007 California Building Code Adopted by the City of San Diego

The following sections or sub-sections of the ~~2001~~ California Building Code have been modified by the City of San Diego:

- (a) Chapter 3, "Use and Occupancy Classification", modify Table 307.1(1) footnote (i)add Section 307.1.2.
- (b) Chapter 15 ROOFING AND ROOF STRUCTURES, ~~Section 1503 ROOFING REQUIREMENTS~~ is Section 1505 FIRE CLASSIFICATION, and Section 1507.8 WOOD SHINGLES, Section 1507.9 WOOD SHAKES and Section are adopted as modified.
- (c) Chapter 17 Section 1704 SPECIAL INSPECTIONS subsection 1704.5 Masonry construction.
- (d) Chapter 18, ~~FOUNDATIONS AND RETAINING WALLS, SOILS AND FOUNDATIONS, Section 1804 FOUNDATION INVESTIGATION, Sub-section 1804.2 Investigation is adopted as modified. Section 1805 FOOTINGS AND FOUNDATIONS subsection 1805.3.2 Footing setback from descending slope surface.~~

§145.0106 Additions to the 2001 2007 California Building Code Adopted by The City of San Diego

The following sections or sub-sections have been added to the ~~2001~~ California Building Code regulations by the City of San Diego:

- (a) Chapter 3, Use and Occupancy Classification, add Section 307.1.2.
- (b) Chapter 4, Hazardous Materials, Section Add Section 406.5.3.
- (c) Chapter 15, ROOFING AND ROOF STRUCTURES, Section 1510.1.1 through 1510.1.5 have been added to Reroofing.
- (d) Chapter 16, Structural Design, add subsection 1613.6.1, 1636.6.2, 1636.6.3 and 1636.6.4.
- (e) Chapter 17, Structural Tests and Special Inspections, add subsections 1704.4.1, 1704.4.2 and Section 1705.5.
- (f) ~~(a)~~ Chapter 18, ~~FOUNDATIONS AND RETAINING WALLS, Soils And Foundations, Section 1804 Foundation And Soils Investigations, Sub-section 1804.10 1802.2.8 Required Geologic Investigation including 1804.10.1 through 1804.10.4. 1802.2.8.1 through 1802.2.8.4 and Table 145.1802 (1)~~
- (g) Chapter 19, Concrete, Section 1908.1.18
- ~~(b) Chapter 29 PLUMBING SYSTEMS, Section 2902 NUMBER OF FIXTURES, Sub-section 2902.7 Sanitary Facilities for Temporary Worker Camps.~~
- (h) Chapter 31 SPECIAL CONSTRUCTION, Section 3109 Swimming Pool Enclosures and Safety Devices, add subsection 3109.4.5.
- (i) Chapter 32, ~~CONSTRUCTION ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY, Section 3208 3203 ENTRANCE CANOPIES, including sub-sections 3208.1 through 3208.6. 3202.5.1 through 3202.5.6.~~
- (j) Chapter 33 ~~SITE WORK, DEMOLITION AND CONSTRUCTION, SAFEGAURDS DURING CONSTRUCTION, Section 3304-3303.7 DEMOLITION AND REMOVAL REGULATIONS.~~
- (k) Chapter 34 EXISTING STRUCTURES, Section 3403 ADDITIONS, ALTERATIONS OR REPAIRS, Sub-section ~~3403.6 3403.5~~ Exceptions, including 3403.6.1 and 3403.6.2. 3403.5.1 and 3403.5.2

§145.0107 Adoption of Appendices to the 2001 2007 California Building Code

The following Appendix Chapters of the 2001 California Building Code are adopted by the City of San Diego:

- (a) ~~CHAPTER 3,~~Appendix U ~~Division II~~ Agricultural Buildings
- (b) ~~CHAPTER 18 WATERPROOFING AND DAMPPROOFING~~
- (c) ~~FOUNDATIONS~~
- (d) ~~CHAPTER 31, Division II~~ MEMBRANE STRUCTURES
- (e) ~~CHAPTER 31, Appendix I~~ ~~Division III~~ Patio Covers

~~Article 5: Building Regulations~~
~~Division 2: Text of Modifications and Additions to the 2001 California~~
~~Building Code for City of San Diego~~

§145.0201 — Purpose of City Modifications or Additions to the 2001 California Building Code

The purpose of this division is to provide building regulations that meet local conditions by modifying or adding sections to the 2001 California Building Code.

§145.0202 — Local Modifications to Roofing Requirements of the 2001 California Building Code

(CBC Chapter 15 Roofing and roof structures, Section 1503 Roofing requirements)

Section 1503 ROOFING REQUIREMENTS of the 2001 California Building Code is adopted with modifications, as follows pursuant to Section 145.0105 of the Land Development Code:

- (a) ~~Roofing shall be secured or fastened to the supporting roof construction and shall provide weather protection for the building at the roof.~~
- (b) ~~All newly constructed roofs shall be a Class "A" roofing assembly.~~
- (c) ~~All replacements, alterations, or repairs shall be a Class "A" roofing assembly.~~
- (d) ~~The entire roof shall be a Class "A" roofing assembly where more than twenty five percent of the total roof area is replaced, altered or repaired within any twelve month period.~~
- (e) ~~The entire roof shall be a Class "A" roofing assembly where a building addition is more than twenty five percent of the original floor area of the building.~~
- (f) ~~Wood shake or wood shingles are not permitted, except as provided in State Historical Building Code section 8-408 and section 145.0202(c).~~
- (g) ~~No roof covering shall be applied over any existing wood shakes or wood shingles.~~

§145.0203 — Local Modifications and Additions to Foundations and Retaining Walls Requirements of the 2001 California Building Code

(CBC Chapter 18 Foundations and Retaining Walls, Section 1804 Foundation investigation)

- (a) — Sub-section 1804.10 Required Geologic Investigation has been added as follows pursuant to Section 145.0106 of the Land Development Code:
 - (1) 1804.10.1 A geologic investigation shall be submitted when required by Table 145-02A or the Building Official, for all new structures, non-exempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 5-E of the current edition of the Uniform Code for Building Conservation) as a result of the proposed work.
 - (2) 1804.10.2 When required, a report of the geologic investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geologic investigation establishes that construction of

buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.

- (3) 1804.10.3 Additions to detached one and two family dwellings are exempt from geologic investigation requirements for Building Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions of less than 500 square feet of floor area, remodels and non structural tenant improvements (TIs) to existing structures are exempt from geologic investigation requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.
- (4) 1804.10.4 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other geologic hazard. A “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” may also be required when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

Table 145-02A Required Geologic Investigation⁽⁵⁾

Hazard Category(1)-	Geologic Renaissance-	Geologic Investigation-
11(3), 13(3), 21, 31(4), 41-		A(2), B(2), C(2) D(2)-
12(3), 22, 42, 43-	C, D-	A, B-
23-27, 32(4), 54-	B, C-	A-
44-48, 52, 53-	B-	A-
51, 55-		A-

Footnotes for Table 145-02A

- (1) Hazard category. The Hazard Category describes the geologic feature or condition suspected at the site. The Hazard Category is determined by reference to the current City of San Diego Seismic Safety Study (SDSSS) maps.
- (2) Building, structure, and facility classes A, B, C and D.
- A. — Class A includes the following:
- 1) Essential Facilities as defined in Section 1627 of the 2001 California Building Code.
 - 2) Any building, structure or facility where, in the opinion of the Building Official, significant generation or storage of toxic, hazardous, or flammable materials will occur. Quantities of these materials will be assessed in accordance with the risks they present.

~~B. Class B includes the following developments, occupancy groups, and structures provided they are not included in Class A:~~

- ~~1) All developments consisting of four or more structures.~~
- ~~2) All new structures requiring deep foundations (piers or pilings).~~
- ~~3) All buildings over three stories in height.~~
- ~~4) All buildings containing the following occupancies (Refer to 2001 California Building Code, Table 3-A):~~
 - ~~a. Group A, Divisions 1, 2, and 2.1.~~
 - ~~b. Group E, Division 1.~~
 - ~~c. Group H, Divisions 1, 2, 3, 6 and 7.~~
 - ~~d. Group I, Divisions 1 and 3.~~
- ~~5) All buildings with an occupant load of more than 300 persons as determined by Section 1003.2.2 and Table 10-A of the 2001 California Building Code.~~
- ~~6) Tanks, bins, hoppers, silos, and other storage structures of more than 20,000 gallons capacity intended to store toxic, hazardous, or flammable contents that are not associated with a building, structure, or facility in Class A.~~
- ~~7) Tanks, bins, hoppers, silos, and similar structures over 35 feet high.~~
- ~~8) Towers over 35 feet high.~~
- ~~9) Retaining walls (height is measured from the top of the footing to the top of the wall):~~
 - ~~a. Retaining walls over 12 feet in height.~~
 - ~~b. Retaining walls over 8 feet in height supporting a surcharge or retaining toxic, hazardous, or flammable contents.~~

~~C. Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:~~

- ~~1) All buildings containing the following occupancies (Refer to 2001 California Building Code, Table 3-A):~~
 - ~~a. Group A, Divisions 3 and 4.~~
 - ~~b. Group B, Divisions 1, 2, 3, and 4.~~
 - ~~c. Group E, Divisions 2 and 3.~~
 - ~~d. Group F, Divisions 1 and 2.~~
 - ~~e. Group H, Divisions 4 and 5.~~

- ~~_____ f. Group I, Division 2.~~
- ~~_____ g. Group M.~~
- ~~_____ h. Group R, Division 1.~~
- ~~_____ i. Group S, Division 1, 2, 3, 4 and 5.~~
- ~~_____ 2) Retaining walls (height is measured from the top of the footing to the top of the wall):~~
 - ~~_____ a. Retaining walls over 8 feet in height.~~
 - ~~_____ b. Retaining walls of any height supporting a surcharge or retaining toxic, hazardous, or flammable contents.~~
- ~~_____ 3) Tanks, bins, hoppers, silos, and other storage structures intended to store toxic, hazardous, or flammable contents.~~
- ~~_____ 4) Tanks, bins, hoppers, silos, and similar structures over 20 feet high.~~
- ~~_____ 5) Towers over 20 feet high.~~
- ~~D. _____ Class D includes the following occupancy group and structures provided they are not included in Classes A, B, or C:~~
 - ~~_____ 1) All buildings containing the following occupancies (refer to 2001 California Building Code, Table 3-A):~~
 - ~~_____ a. Group R, Division 3.~~

~~Note: No geologic investigations are required for occupancy Group U, Division 1, or any other _____ structures of a similar minor nature.~~

~~3 _____ Faults and Fault Zones Hazard Category 11, 12, and 13.~~

~~Active and potentially active faults are defined in the most recent edition of "Fault-Rupture Hazard Zones in California," Special Publication 42, California Department of Conservation, Division of Mines and Geology, a copy of which is on file at the office of the City Clerk as Document No. 00-17773-4. Fault zones define the limits within which faults are suspected. Fault zones include the Alquist Priolo Earthquake Fault Zones, The Downtown Special Fault Zone, as well as the area 100 feet on both sides of the fault lines indicated on the current San Diego Seismic Safety Study (SDSSS) maps. Refer to SDSSS maps for location of faults and fault zones.~~

- ~~4 _____ Liquefaction Potential Hazard Category 31 and 32. When an investigation is required, adhere to Section 1804.5 of the 2001 California Building Code for minimum requirements.~~
- ~~5 _____ Geologic Investigation. An investigation of the geologic condition is required for sites where geologic hazards are suspected, prior to obtaining a Building Permit. The investigation will either consist of a preliminary study, a geologic reconnaissance, or an in-depth study including field work and analysis, a geologic investigation. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego~~

“Technical Guidelines for Geotechnical Reports,” on file with the City Clerk as Document No. 00-17773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern. Notwithstanding Table 145-02A, the Building Official may require a geologic reconnaissance report or a geologic investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.

~~§145.0204 — Local Additions to the Plumbing Systems Requirements of the 2001 California Building Code~~

(CBC Chapter 29 Plumbing Systems, Section 2902 Number of Fixtures)

Sub-sections 2902.1 General through 2902.6 Group R Occupancies of the 2001 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

~~§145.0205 — Local Additions to the Construction in the Public Right-of-Way Requirements of the 2001 California Building Code~~

(CBC Chapter 32 Construction in the Public Right-of-way, Section 3208 Entrance Canopies)

Section 3208 ENTRANCE CANOPIES has been added as follows pursuant to Section 145.0106 of the Land Development Code:

3208.1 Definition. As used in this Section “Entrance canopies” means shelters entirely or partially self-supporting and attached to the exterior wall of a building entrance.

3208.2 Encroachment on public property.

No entrance canopy shall be located upon or over public property or rights-of-way unless approved by the City Engineer.

An entrance canopy over public property shall be removed by the owner within 30 calendar days following notice directing its removal issued by the City.

An entrance canopy shall not extend closer than 2 feet to the curb adjacent to the building entrance.

The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet.

3208.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed to support a live load of 5 pounds per square foot and a wind load of 10 pounds per square foot. Canopies shall be covered with approved cloth, plastic, or corrosion-resistant metal. Canopies shall be attached to the wall of the building with approved quick release devices.

No canopy shall be less than 8 feet above the underlying surface, except valances, which shall not be less than 7 feet above the underlying surface. Valances shall not exceed 1 foot

in width.

~~The covering material and height of an entrance canopy shall be approved by the Chief of the Fire Department prior to the issuance of a permit.~~

~~3208.4 Lights. Entrance canopies shall not be lighted or illuminated by any light source attached directly to the canopies.~~

~~3208.5 Maintenance. All entrance canopies shall be maintained in a safe and undamaged condition.~~

~~3208.6 Identification. Entrance canopies shall bear an identifying label giving the name and address of the manufacturer.~~

§145.0206 — Local Deletions and Additions to the Site Work, Demolition, and Construction Regulations of the 2001 California Building Code

(CBC Chapter 33 Site Work, Demolition and Construction)

- (a) ~~Section 3301 EXCAVATION AND FILLS, Sub-section 3301.1 General has not been adopted pursuant to 145.0104 of the Land Development Code.~~
- (b) ~~Section 3301 EXCAVATION AND FILLS, Sub-section 3301.2 and Sections 3302 PREPARATION OF BUILDING SITE and Section 3303 PROTECTION OF PEDESTRIANS DURING CONSTRUCTION OR DEMOLITION have been adopted without change pursuant to Section 145.0103 of the Land Development Code.~~
- (c) ~~Section 3304 DEMOLITION AND REMOVAL REGULATIONS has been added as follows pursuant to Section 145.0106 of the Land Development Code:~~

~~Every person demolishing a structure or building in whole or in part, or removing a building from a site, shall comply with the following additional regulations:~~

- (1) ~~Any excavations or depressions remaining after the structure is removed or demolished shall be filled, compacted, and restored to the level of the adjacent ground.~~
- (2) ~~All debris, including portions of the building or structure and contents, shall be removed from the site within 90 days from the date the permit was issued, or 150 days if an extension has been granted in accordance with Section 129.0512.~~
- (3) ~~Combustible material must be removed from the site as demolition proceeds.~~
- (4) ~~Dry or dusty materials or debris must be wet down to allay the dust.~~
- (5) ~~All glass must be removed from the building or structure before beginning demolition.~~
- (6) ~~\Street drainage, drainage structures, natural drainage, or diversion must not be obstructed.~~
- (7) ~~Demolition work must not be done on public easements without permission.~~
- (8) ~~Notwithstanding plumbing code requirements for permits, all sewer, gas, and water connections must be capped and approval obtained from the Building Official prior to covering such connections. Sewer, gas, and water line capping shall be performed in the manner prescribed by the Uniform Plumbing Code; such capping shall be located within 5 feet of the property line.~~
- (9) ~~All damages or injuries arising from the demolition and associated work must~~

- be made good.
- (10) ~~Debris or other combustibles shall not be burned on the site without a written burning permit issued by the Fire Marshal of The City of San Diego.~~
 - (11) ~~Electric or gas welding or gas cutting shall not be done on the site without written permit issued by the Fire Marshal of The City of San Diego.~~

§145.0207 — ~~Local Deletions and Additions to the Existing Structures Requirements in the 2001 California Building Code~~

~~(CBC Chapter 34 Existing Structures, Section 3403 Additions, Alterations or Repairs)~~

- (a) ~~Sub-sections 3403.1 General through 3403.4 Glass Replacement of the 2001 California Building Code have been adopted without change pursuant to Section 145.0103 of the Land Development Code.~~
- (b) ~~Sub-section 3403.5 Historic Buildings of the 2001 California Building Code has not been adopted pursuant to Section 145.0104 of the Land Development Code. Title 24, Part 8, California Code of Regulations governs restoration of historical buildings.~~
- (c) ~~Section 3403.6 Exceptions has been added as follows pursuant to Section 145.0106 of the Land Development Code:~~

~~3403.6.1 Substandard. Alterations and repairs of existing buildings may allow for the replacement, retention, and extension of original materials and the continued use of original methods of construction, provided the building does not become or continue to be a “Substandard Building” as defined in California Health and Safety Code section 17920.3 and the alterations or repairs do not adversely affect any structural member or any part of the building or structure having required fire resistance.~~

~~3403.6.2 Live/Work. The addition of floors in existing buildings may be permitted if all of the following conditions are met to the satisfaction of the Building Official:~~

- (1) ~~The building must be used for “joint living and work quarters” (“live/work quarters”) as defined in California Health and Safety Code section 17958.11, and the specific area of the floor addition shall be used only for living areas for live/work quarters.~~
- (2) ~~The floor area addition shall not exceed 10 percent of the existing building’s floor area and shall be located entirely within the existing building.~~
- (3) ~~A report of structural survey shall be submitted to the Building Official establishing that the building with the proposed floor additions is not subject to any greater risk of earthquake damage than it would have been under a previously permitted use without the floor additions.~~
- (4) ~~The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to not hold the City liable for the expense of any alterations completed pursuant to this section if the City later determines that a general structural reinforcement of the building is required. The agreement shall be recorded with the County Recorder.~~
- (5) ~~The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to remove all floors that have been added pursuant to this section if the building ceases to be used for live/work purposes. The agreement shall be recorded with the County Recorder.~~

Existing regulations relocated throughout Division 5 as a part of the reformat and renumbering to coincide with building code sections.

San Diego Municipal Code
Chapter 14: General Regulations

Article 5: Building Regulations

Division 2: Additions and Modifications to Chapter 2 of the 2007 California Building Code

§145.0201 Local modifications and Additions to Chapter 2 Definitions of the California Building Code.

Chapter 2 of the California Building Code has been adopted without change pursuant to Section 145.0103 of the Land Development Code.

Article 5: Building Regulations
Division 3: Additional Building Regulations for
Swimming Pools, Spas, and Hot Tubs

§145.0301 — Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs

The purpose of this division is to establish building regulations for private swimming pools, spas, and hot tubs located on the premises of Group R, Division 3 (Occupancies).

§145.0302 — When Swimming Pool, Spa, and Hot Tub Regulations Apply

The building regulations of this division apply to any outdoor swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residential structure and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

§145.0303 — Barrier Requirements for Outdoor Swimming Pools

An outdoor swimming pool shall be provided with a barrier, meaning a fence, wall, building wall, or combination thereof, that completely surrounds the swimming pool, obstructs access to the swimming pool, and complies with the following:

- (a) The top of the barrier shall be at least 60 inches above grade, described as elevation of the surface of the ground. The grade shall be measured on the side of the barrier that faces away from the swimming pool and shall be constructed to withstand the forces contained in the Building Code. The maximum vertical clearance between grade and the bottom of the barrier shall be 4 inches, measured to a hard surface such as concrete, or 2 inches, measured to earth. This measurement shall be taken on the side of the barrier that faces away from the swimming pool. Where the top of the swimming pool is above grade, such as an aboveground pool, the barrier may be the pool's structure itself, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.
- (b) Openings in the barrier shall not allow passage of a 4 inch diameter sphere.
- (c) Solid barriers that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
- (d) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 2 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 2 inches in width.
- (e) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed 2 inches in width.
- (f) Maximum mesh size for chain link fences shall be a 2-inch square. The wire shall not be less than 11 1/2 gauge.
- (g) Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 2 inches.

~~(h) Access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped to accommodate a locking device no less than 60 inches above grade. Pedestrian access gates shall open outward away from the pool and shall be self closing and have a self latching device. Gates other than pedestrian access gates shall comply with the requirements of Section 145.0303(a) through (g), and shall be equipped with a locking device.~~

~~(i) Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps the following apply:~~

- ~~(1) The ladder or steps shall be capable of being secured, locked, or removed to prevent access; or,~~
- ~~(2) The ladder or steps shall be surrounded by a barrier that meets the requirements of Section 145.0303(a) through (h).~~

~~When the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4 inch diameter sphere.~~

~~(j) Hot tubs and spas located outdoors and not exceeding 64 square feet of water surface may have rigid locking safety covers that comply with American Society for Testing and Materials (ASTM) Standard F1346-91 in lieu of the barrier required by this division.~~

~~(k) Outdoor swimming pools may have a manually or power operated safety pool cover that complies with all of the performance standards of ASTM F1346-91 in lieu of the barrier required by this division.~~

~~(l) When the house forms part of the swimming pool barrier and the house wall has door openings that lead directly into the pool yard area, one of the following child safety features must be provided:~~

- ~~(1) The pool area must be isolated from the home by an additional barrier as described in this section.~~
- ~~(2) The pool must be equipped with an approved safety cover as described in Section 145.0303(k) above.~~
- ~~(3) The residence must have exit alarms on all doors leading from the house directly to the pool yard area.~~
- ~~(4) All doors leading to the pool yard area must have self closing, self latching door hardware with a release mechanism located no less than 54 inches above the floor.~~

~~(m) Where unusual circumstances exist that make strict enforcement of this division impractical, the Building Official may grant modifications for individual cases as provided in Section 129.0104(a).~~

§145.0304 — Entry or Exit

~~A barrier, gate, or other protective device as required by this division shall be installed to comply with state law and the fire exit requirements as contained in the Building Code. No swimming pool shall be installed in any court or yard area that is required for entry or exit to any building or occupancy.~~

§145.0305 — Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools

~~(a) Swimming pools that project 3 feet or less above grade shall be located at least 3 feet from all front, side, and rear property lines.~~

~~(b) Swimming pools that project more than 3 feet above grade shall be located at least 4 feet from all rear property lines, and the distance from front and side property lines specified in Chapter 13, Article 1 (Base Zones), for front and side yard clearances for the zone in which~~

the pool is located, but in no case less than 3 feet and shall comply with front and side yard setback requirements for the applicable zone, and shall not be allowed less than 3 feet from the property line in any zone.

(c) ~~All heating, filtering, pumping, and accessory equipment constructed after the effective date of this ordinance shall be subject to a 4 foot side and rear yard requirement.~~

(d) ~~All heating, filtering, pumping, and accessory equipment used in connection with a swimming pool, if located entirely below the finished grade of the site and provided with a permanent, durable, protective cover, need not observe the front, side, or rear yard requirements.~~

§145.0306 — Lot Coverage

~~Swimming pools shall not be considered residential structures for purposes of computing lot coverage as set forth in Section 113.0240.~~

Current pool safety requirements in Section Article 5, Division 3: Additional Building Regulations for Swimming Pools, Spas, and Hot Tubs will be relocated to a new Division 31.

San Diego Municipal Code **Chapter 14: General Regulations**

Article 5: Building Regulations

Division 3: Additions and Modifications to Chapter 3 of the 2007 California Building Code

§145.0301 Local modifications and Additions to Chapter 3 “Use and Occupancy Classification” of the California Building Code.

- (a) Chapter 3 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 301 through 306 and Section 308 through 312 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.0307 Local additions and modifications to Section 307 “High Hazard Group H”

- (a) Add Section 307.1.2 to the California Building Code

307.1.2 Inside fuel oil storage. Where connected to a fuel-oil piping system, a combustible liquid storage system having a maximum capacity of 660 gallons (2498 L) is allowed inside any building in a single control area. Where the amount of fuel oil stored inside a building single control area exceeds 660 gallons (2498 L), the storage area shall be in compliance with the ~~International~~ California Building Code for a Group H-3 Occupancy.

- (b) Modify Table 307.1(1) footnote (i) to read as follows.

i. Inside any building, a combustible liquid storage system that is connected to a fuel-oil piping system and having a maximum capacity of 660 gallons shall be allowed on any floor in a single control area provided such system complies with this code. See Section 603.3.2.

Article 5: Building Regulations
Division 4: Additional Building Regulations for Archaic Materials
and Methods of Construction

~~§145.0401 Purpose of the Archaic Materials and Methods of Construction Regulations~~

~~The purpose of this division is to promote public safety and welfare by identifying potential hazards associated with unreinforced masonry bearing wall buildings that meet the requirements as described by this division and by establishing a voluntary mitigation program with some mandatory aspects for these buildings. Buildings that have unreinforced masonry bearing walls are widely recognized for sustaining life hazardous damage as a result of partial or complete collapse during moderate to strong earthquakes.~~

~~The technical provisions of this division establish minimum standards for structural seismic resistance, primarily to reduce the risk of loss of life or injury, but which will not necessarily prevent loss of life or injury or prevent earthquake damage to an existing building that complies with these standards.~~

~~This division provides systematic procedures and standards for identification and classification of unreinforced masonry bearing wall buildings based on their present use.
(Amended 6-12-2001 by O-18949 N.S.)~~

~~§145.0402 When the Archaic Materials and Methods of Construction Regulations Apply~~

~~Except as provided in Section 145.0403, the provisions of this division apply to buildings constructed or under construction before March 24, 1939, or for which a Building Permit was issued before March 24, 1939, and to City owned buildings designated pursuant to Council resolution, which on January 1, 1994, had at least one Unreinforced Masonry Bearing Wall as defined in this division.~~

~~§145.0403 — Exemptions from the Archaic Material and Methods of Construction Regulations~~

~~This division shall not apply to the following:~~

- ~~(a) — Any detached single or two-family dwelling unit and detached apartment houses containing five or fewer units used solely for residential purposes and the accessory buildings for these occupancies. The exemption does not apply to buildings or structures containing mixed or nonresidential occupancies.~~
- ~~(b) Buildings that have been completely seismically retrofitted to comply with earlier editions of these regulations as provided in San Diego Municipal Code Chapter 9, Division 88, (Archaic Materials and Method of Construction), or equivalent, before January 1, 2000. Complete seismic retrofit shall be as determined by the Building Official.~~

~~§145.0404 — Definitions for this Division Only~~

~~The following definitions apply to this division:~~

~~*Building* for the purpose of determining occupant load, means any contiguous or interconnected structure and for the purpose of engineering evaluation, means the entire~~

structure or any portion thereof that will respond to seismic forces as a unit.

Building Collapse or Partial Collapse means the condition brought about by inadequate resistance to loading in which the actual structure of a building, including *External Hazards*, whether entire or localized, gives way internally, or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way.

Building Maintenance means the act or process of applying preservation treatments to a building or structure. It includes housekeeping; routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the building or structure; and the repair or replacement in kind of broken or worn-out elements, parts, or surfaces to keep the existing appearance. Building maintenance includes stabilization work necessary to protect damaged historic fabric from additional damage and the actions taken to prevent damage and minimize deterioration of an object by practicing preventive conservation or by performing a suitable treatment on the object itself.

Cumulative Value of Remodel or Renovation means the *Value of Remodel or Renovation* accumulated from January 1, 2001 to the date an event regulated by this division occurs. The Cumulative Value of Remodel or Renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors under Section 145.0411.

Date of Service means the date the Building Official served an order requesting compliance with this division to an owner of a building either in person or by deposit in the U.S. Mail, postage prepaid and certified return requested.

Essential Facility means any building or structure classified in Occupancy Category I of Table 16-K of the 2001 California Building Code adopted by the City.

Existing Use or Occupancy means any use or occupancy that was legally established in a building at any time since its original construction.

External Hazards means objects attached to or located on the roof structure or forming the exterior facade of a building that have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way. Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry, or stone wall veneers and wall ornamentation.

Hazard Category means the ranking assigned a use or occupancy as determined under Table 145-05A of Section 145.0427 and based on degree of probable risk of loss of life or injury due to a seismic event.

Hazardous Facility means any building or structure classified in Occupancy Category II of Table 16-K of the 2001 California Building Code adopted by the City.

Historical Building means any qualified Historical Building as defined by the State Historical Building Code (SHBC) under California Health and Safety Code sections 18950-18960. Historical Building includes any structure, collection of structures, historical landscape, artifacts, objects and their associated sites, and historic districts deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal

~~governmental jurisdiction. Historical Building also includes designated contributing buildings listed in a historical district; structures on official federal, state, or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest; and officially adopted City or county registers or inventories of historical or architecturally significant sites, places, or landmarks. Structures included in inventories submitted to the Office of Historic Preservation shall be treated as Historical Buildings if they have been evaluated by the Office and given any rating other than ineligible.~~

~~*Remodel or Renovation* means any work requiring a permit pursuant to Sections 129.0202 and 129.0203 including additions; alterations; interior improvements; electrical, mechanical, and plumbing upgrading or replacement; or structural upgrading or replacement.~~

~~*Retrofit Guideline Document* means a document developed by the owner of a building detailing plans for a complete seismic retrofit of the building according to the technical provisions of this division.~~

~~*Seismic Retrofit (Complete)* means the mitigation of any deficiencies found to exist in the building's lateral force-resisting system that could potentially cause collapse or partial collapse failure.~~

~~*Structural Survey and Engineering Report* means the investigation and subsequent preparation of a report by a civil or structural engineer or architect licensed in the State of California, which addresses the existence, nature, and extent of structural deficiencies that could result in collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of external hazards.~~

~~*Unreinforced Masonry Bearing Wall* is defined in the 1991 Edition of the Uniform Code for Building Conservation (UCBC) Appendix Chapter 1, a copy of which is on file in the office of the City Clerk as Document No. OO-17773-3.~~

~~*Value of Remodel or Renovation* means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations.~~

~~*Value of the Building* means the valuation of the building itself, obtained using the building valuation schedule administered by the Building Official at the time of construction or an appraisal certified by a member of a recognized appraisal institute, whichever is greater. (Amended 9-24-2002 by O-19102 N.S.)~~

§145.0405 General Regulations for Archaic Materials and Methods of Construction

(a) ~~When structural seismic upgrading is required or is being voluntarily provided, the building elements regulated by this division shall be those listed in Table No. A-1-A of the UCBC Appendix Chapter 1.~~

(b) — ~~In addition to the requirements set forth in this division, the provisions of the 2001 California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.~~

(c) — ~~This division does not require alteration of existing electrical, plumbing, mechanical, or fire safety systems unless their condition will cause the building to be classified as a dangerous building under Section 121.0404. If the building is declared dangerous, abatement of the dangerous condition shall be initiated under Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous, or Substandard Buildings or Structures).~~

(d) — ~~Except as specifically provided for by 2001 California Building Code, Chapter 34, alterations performed solely to achieve compliance with the requirements of this division, or the value of such alterations, or both, shall not subject the owner to compliance with other provisions of the San Diego Municipal Code, such as Section 142.0610.~~

(e) — ~~For archaic material design values, refer to Sections A103 through A113.6 of the UCBC Appendix Chapter I, including all tables and figures.~~

(f) — ~~The technical provisions established by Section 145.0405(e) do not apply to the strengthening of Essential or Hazardous Facilities when located in Seismic Zone Nos. 3 or 4.~~

(g) — ~~Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2001 California Building Code as adopted by the City, except as modified by this division.~~

(h) — ~~Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109. The proposed materials, designs, or methods of construction must comply with the purposes of this division and be for the use intended.~~

§145.0406 Regulations for Essential or Hazardous Facilities

(a) — ~~The regulations of this section apply to essential or hazardous facilities, described as any building or structure within the scope of this division and classified in Occupancy Category 1 or 2 of Table 16-K of the 2001 California Building Code adopted by the City.~~

(b) — ~~The Building Official may serve an order to comply with this division in accordance with Sections 145.0413, 145.0414, and 145.0415.~~

(c) — ~~The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.0418, 145.0419, 145.0420, and 145.0421.~~

(d) — ~~If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2001 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.~~

(e) — ~~If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.0424.~~

(f) — ~~The owner shall either demolish or strengthen the building to meet the technical provisions of the Retrofit Guideline Document within 5 years from the date of service of the order.~~

§145.0407 Regulations for Remodels Exceeding 100 Percent of Valuation

(a) — ~~The regulations of this section apply to buildings within the scope of this division that meet the following conditions:~~

(1) — ~~The buildings are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code; and~~

(2) ~~— The Cumulative Value of Remodel or Renovation excluding the cost of seismic retrofit or the removal stabilization or bracing of External Hazards, exceeds 100 percent of the value of the building within any 5-year period after January 1, 2001.~~

~~(A) — The 100 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor to wall and roof to wall anchors under this section;~~

~~(B) — The value of the remodel is the value of work requiring a permit that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.~~

~~(C) — If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.~~

~~(b) — The Building Official may serve an order to comply with this division in accordance with Sections 145.0413, 145.0414, and 145.0415.~~

~~(c) — The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.0418, 145.0419, 145.0420, and 145.0421.~~

~~(d) — If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2001 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.~~

~~(e) — If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.0424.~~

~~(f) — The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of permit issuance for the portion of remodeling or renovation whose cost exceeds 100 percent of the value~~

§145.0408 Regulations for Change to a Higher Hazard Category

~~(a) — The regulations of this section apply to buildings within the scope of this division that (1) are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code, and (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table 145-05A of Section 145.0427, except as provided in 145.0408(b).~~

~~(b) — If the use or occupancy of part or all of a building is changed to a higher relative hazard as determined by Table 145-05A, but the occupant load of the building is not increased, the building's hazard category will still be considered unchanged and the following regulations do not apply.~~

~~(c) — A Board of Appeals application must be completed and recorded to ensure that subsequent owners adhere to the required base load.~~

~~(d) — The Building Official may serve an order to comply with this division in accordance with Sections 145.0413, 145.0414, and 145.0415.~~

~~(e) — The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.0418, 145.0419, 145.0420, and 145.0421.~~

~~(f) — If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2001 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.~~

~~(g) — If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.0424.~~

~~(h) — The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of change of use or occupancy to a higher hazard category.~~

§145.0409 Regulations for Unsafe Buildings Within the Scope of this Division

~~(a) — If the building is declared structurally unsafe, abatement of the unsafe condition shall be initiated in accordance with Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures).~~

~~(b) — The Building Official may serve an order to comply with this division in accordance with Sections 145.0413, 145.0414, and 145.0415.~~

~~(c) — The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.0418, 145.0419, 145.0420, and 145.0421.~~

~~(d) — If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2001 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.~~

~~(e) — If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.0424.~~

§145.0410 Regulations for Buildings Not Classified as Essential or Hazardous Facilities

~~(a) — The regulations of this section apply to buildings that are within the scope of this division and are not classified in Occupancy Category 1 or 2 of Table 16-K of the 2001 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:~~

~~(1) — Critical Placement. Where the parapets, exterior wall, roof appendages, or any other external objects have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or property, or onto an adjacent exit or public way; and~~

~~(2) — Relative Height. Where the parapets and other External Hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof-to-wall anchors or the roof sheathing do not meet the requirements of Sections A113.1 and A113.6 of the 1997 UCBC Appendix Chapter 1.~~

~~(b) — Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry or stone wall veneers and wall ornamentation.~~

~~(c) — The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide partial seismic mitigation in the form of the removal, stabilization, or bracing of all the building elements that meet both of the criteria of Section 145.0410(a) (1) and (2).~~

~~(d) — The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building. Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1 of the 1997 UCBC Appendix Chapter 1, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.~~

~~(e) — If the building is an Historical Building, this construction shall comply with the State Historical Building Code and parapet removal may not be used as a method to mitigate External Hazards.~~

(f) ~~No further action is required by the owner of a building covered by this section, unless one of the actions covered by Sections 145.0407, 145.0408, 145.0409, or 145.0410 occurs.~~

§145.0411 Regulations for Remodels over 50 Percent of Building Value

(a) ~~The regulations of this section apply to buildings within the scope of this division that meet the following conditions:~~

(1) ~~The buildings are not classified in Occupancy Category I or II of Table 16-k of the 2001 California Building Code; and~~

(2) ~~The Cumulative Value of Remodel or Renovation accumulated since January 1, 2001, excluding the cost of seismic retrofit, or the removal, stabilization, or bracing of External Hazards, exceeds 50 percent of the value of the building within any 5-year period after January 1, 2001,~~

(A) ~~The 50 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section.~~

(B) ~~The value of the remodel is the valuation of work requiring a permit that is obtained by using the building valuation schedule administered by the building official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.~~

(C) ~~If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.~~

(b) ~~The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building. Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A-113.1 of the 1997 UCBC Appendix Chapter 1, or new anchors meeting those requirements shall be installed.~~

(c) ~~If the building is an Historical Building, the installation shall comply with the State Historical Building Code.~~

(d) ~~The owner may have a Structural Survey and Engineering Report prepared. Installation will not be required if the owner establishes to the satisfaction of the Building Official, through a Structural Survey and Engineering Report, that the existing anchoring system meets those requirements.~~

§145.0412 Regulations for Historical Buildings Within the Scope of this Division

(a) ~~Historical Buildings or structures as defined by Section 145.0404 shall comply with the minimum structural provisions of the State Historical Building Code (SHBC), Title 24, Part 8, California Code of Regulations. Provisions found within the SHBC for the seismic strengthening of Historical Buildings may be used to comply with this division.~~

(b) ~~Allowable stresses for archaic materials not specified in the 2001 California Building Code or Table No. A-1-E of the UCBC Appendix Chapter 1 may be based on substantiating research data or engineering judgement subject to the Building Official's satisfaction.~~

(c) ~~Alternative materials, design, or methods of construction may be approved by the Building Official in accordance with the provisions of Section 129.0109. In addition, when a request for an alternative proposed design, material, or method of construction is being considered, the Building Official may file a written request for review to the State Historical Building Safety Board for its consideration, advice, or findings in accordance with the SHBC.~~

(d) ~~Demolition of Historical Buildings may not be allowed unless the demolition complies with~~

Chapter 14, Article 3, Division 2 (Historical Resources Regulations) and any other provisions of the Land Development Code relating to historic preservation and the State Historical Building Code, California Health and Safety Code sections 18950 through 18961.

~~§145.0413 Authority to Issue an Order to Comply with this Division~~

~~The Building Official may prepare and serve an order to comply with the procedures and regulations of this division to the owner of each building that is within the scope of this division.~~

~~§145.0414 Service of the Order to Comply~~

~~(a) — The order shall be in writing and shall be served upon the owner of the building as shown on the last equalized property tax assessment roll of the San Diego County Assessor. The order may also be served upon the person in apparent charge or control of the building. The order shall be served in person or by certified mail, postage prepaid and return receipt requested.~~

~~(b) — The date of service of the order shall be either the date that the Building Official served the order in person or the date of deposit of the order in the U.S. mail.~~

~~(c) — The Building Official may at the written request of the owner, order that the building comply with this division before the normal service date for the building.~~

~~§145.0415 Contents of Order to Comply~~

~~The order shall reference this division which references Sections A103—A113.6 of Chapter 1 of the UCBC, which set forth the owner's alternatives and time limits for compliance. The order shall specify that the Building Official has determined that the building is within the scope of this division and one of the following conditions applies:~~

~~(a) — The building is an Essential or Hazardous Facility requiring compliance with Section 145.0406;~~

~~(b) — The owner is required to provide partial seismic mitigation in the form of External Hazard removal and stabilization or bracing within 5 years after the Date of Service in accordance with Section 145.0410;~~

~~(c) — The building is within the scope of this division due to the occurrence of the condition listed in Section 145.0411 that requires the owner to provide partial seismic mitigation in the form of floor to wall and roof to wall anchors within a 5 year period after the Date of Service;~~

~~(d) — The building is within the scope of this division due to occurrence of one of the conditions listed in Sections 145.0407, 145.0408, and 145.0409 that requires the owner to submit a complete Structural Survey and Engineering Report to the Building Official within 120 calendar days and, if applicable, a Retrofit Guideline Document within 240 calendar days after the Date of Service.~~

~~§145.0416 Appeal from Order to Comply~~

~~(a) — The owner or person in charge or control of the building may appeal the Building Official's initial determination that the building is within the scope of this division or request an extension of time to a Hearing Officer appointed by the City Manager pursuant to administrative hearing regulations promulgated by the City Manager.~~

~~(b) — Any appeal in accordance with this section shall be filed with the Building Official within 90 calendar days after the Date of Service of the Order to Comply. The appeal shall be made in writing upon appropriate forms provided by the Building Official and the grounds for the appeal shall be stated clearly and~~

concisely.

(c) ~~Any appeal in accordance with this section shall be decided by the Hearing Officer no later than 60 calendar days after the date that the appeal is filed unless extended for good cause and, in that case, as soon as reasonably possible thereafter. If the appeal is decided adversely to the owner, the owner shall then comply with the Building Official's order, either as provided for in the Hearing Officer's order or as specified in the original order with due allowance for the time the appeal was processed.~~

(d) ~~Other appeals or requests for determination of alternate equivalency to, minor deviations from, or interpretations of the provisions of this division shall be made in accordance with the procedures established in Section 129.0104.~~

§145.0417 Enforcement of an Order to Comply

~~If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this division within any of the time limits of this section, or following an appeal pursuant to Section 145.0416, the Building Official may pursue any administrative or judicial remedies provided for in Municipal Code Chapters 1 or 12. This may include an order that the entire building be vacated and remain vacated until the order has been complied with. If compliance with the order has not been accomplished within 90 calendar days after the date the building has been ordered vacated or such additional time as may have otherwise been granted, the Building Official may order its demolition in accordance with the provisions of Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures), or by court order pursuant to the provisions of Municipal Code Chapter 1.~~

~~(Added 12-9-1997 by O 18451 N.S.; effective 1-1-2000.)~~

§145.0418 Preparation and Content of a Structural Survey and Engineering Report

(a) ~~The purpose of a Structural Survey and Engineering Report is to investigate and evaluate, in a thorough and unambiguous fashion, a building's structural systems that resist the forces imposed by earthquakes and to determine if any individual portion or combination of these systems is inadequate to prevent a structural failure (collapse or partial collapse).~~

(b) ~~A Structural Survey and Engineering Report shall mean the investigation and subsequent preparation of a report which addresses the existence nature and extent of structural deficiencies that could result in collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of External Hazards.~~

(c) ~~When required, a Structural Survey and Engineering Report shall be submitted to the Building Official within 120 calendar days after the Date of Service.~~

(d) ~~The Structural Survey and Engineering Report shall investigate and analyze buildings within the scope of this division as individual cases without comparison to similar type or age buildings. Generalities or stereotypes are to be avoided in the evaluation process by focusing on the specifics of the structural system of the building in question and the local geology of the land on which the building is constructed.~~

(e) ~~If the building is an Historical Building, all items listed in the Structural Survey and Engineering Report requiring mitigation shall be thoroughly addressed under the provisions of the State Historical Building Code.~~

§145.0419 Who May Prepare a Structural Survey and Engineering Report

~~A Structural Survey and Engineering Report shall be prepared by a civil or structural engineer or architect licensed by the State of California.~~

§145.0420 Level of Investigation

~~Some buildings will require extensive testing and field investigation to uncover potential structural deficiencies, while others will allow the same level of overall evaluation by a less complicated process due to simplicity of design or the availability of original or subsequent alteration design and construction documents. The level of investigation must be sufficient to produce a report that is complete and can serve as a sound basis for a conclusion on the collapse or partial collapse hazard a building may present.~~

~~(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)~~

§145.0421 Format of Report

The report shall contain, at a minimum, the following information:

- ~~(a) General Information. A description of the building including:~~
 - ~~(1) Street address.~~
 - ~~(2) Character of use or occupancy with plans indicating the square footage of each use.~~
 - ~~(3) Plans and elevations showing the location, type, and extent of lateral force resisting elements in the building, both horizontal and vertical.~~
 - ~~(4) A description of the construction materials used in the structural elements and information regarding their present condition.~~
 - ~~(5) The date of original construction, if known, and the date of any subsequent additions or substantial structural alterations, if known.~~
 - ~~(6) The name and address of the original designer and contractor, if known, and the name and address of the designer and contractor for any subsequent additions or structural alterations, if known.~~
- ~~(b) Investigation and Evaluation of Structural Systems. All items to be investigated and the methods of investigation for each type of building under consideration.~~
- ~~(c) Test Reports. All field and laboratory test results. Evaluation of the significance of these test results shall be made with regard to each structural system or typical connection being evaluated. This evaluation may be limited to a statement of the adequacy or inadequacy of the system or connection based on the lateral load demand it would be required to resist by calculation. If tests reveal inadequacy, a conceptual solution must be included in the report.~~
- ~~(d) Conclusions. Based on the demand/capacity ratio and the specific evaluation items, a statement shall be provided explaining the overall significance of the deficiencies found to exist in the building's lateral force-resisting system regarding potential collapse or partial collapse failure.~~
- ~~(e) Recommendations. An appropriate solution that could be used to strengthen the structure to alleviate any collapse or partial collapse threat shall be specified.~~

§145.0422 Exceptions and Alternatives to Content of Report

~~Exceptions to the specific items required to be included in the Structural Survey and Engineering Report may be granted by the Building Official upon review of a written request from the engineer or architect preparing the report. The request shall provide evidence that adequate information concerning the required items can be determined by alternate means or that a conclusion can be made about the item without following the solution called for in this division. The purpose of granting exceptions shall be to reduce the costs of disruption that would result from taking required actions when it can be shown that they are unnecessary to provide information available by equivalent means. In no case will an exception be granted that would result in an item not being completely evaluated.~~

§145.0423 Review and Availability of Structural Survey and Engineering Report

~~(a) — The Building Official will review the submitted Structural Survey and Engineering Report for compliance with the requirements of this division.~~

~~(b) — The cost of this review shall be covered by a fee assessed from the building owner based on the time required for review. This amount shall be credited to the plan checking fee collected for any future mitigation of structural inadequacies specified in the Structural Survey and Engineering Report.~~

~~(c) — Copies of the Structural Survey and Engineering Report shall be made available to the public for a standard fee or may be reviewed at the Development Services Department.~~

§145.0424 Retrofit Guideline Document

~~When a Retrofit Guideline Document is required, it shall be submitted within 240 calendar days after the Date of Service of the Order to Comply.~~

~~(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)~~

§145.0425 Regulations for Buildings of Archaic Unreinforced Masonry

~~(a) — A building or structure of archaic unreinforced masonry shall comply with the provisions set forth in this section.~~

~~(b) — A qualified Historical Building may comply with the State Historical Building Code in order to fulfill the requirements of this section.~~

~~(c) — Existing or re-erected walls of adobe or stone shall conform to the following:~~

- ~~(1) — Exterior bearing walls of unreinforced stone masonry shall not exceed the height to thickness or length to thickness ratio, and exterior walls of unreinforced adobe masonry shall not exceed the length to thickness ratio, specified in Table No. A-1-B of the UCBC Appendix Chapter 1. Exterior walls of unreinforced adobe masonry shall not exceed a height to thickness ratio of 6 to 1 for Seismic Zone No. 3, or a ratio of 5 to 1 for Seismic Zone No. 4. The walls shall be provided with a reinforced concrete bond beam at the top that interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of the wall less 8 inches, provided the resulting width is not less than 8 inches. Bond beams of other materials or seismic retrofit designs may be used with the approval of the Building Official.~~

~~Exterior bearing walls shall have a minimum wall thickness of 18 inches in Seismic Zone Nos. 3 and 4. Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height. In such cases, the height to thickness ratio shall be as above for the first floor based on the total two-story height and the second floor wall thickness shall not exceed a ratio of 6 to 1. Bond beams shall be provided at the roof and second floor levels.~~

~~(2) — Foundations shall be reinforced concrete under newly reconstructed walls and shall be 50 percent wider than the wall above, soil conditions permitting, except that the foundation wall may be 4~~

inches less in width than the wall if a rock, burned brick, or stabilized adobe facing is necessary to provide authenticity.

(3) — ~~New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new materials by the 2001 California Building Code, as adopted by the City. Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of 3 pounds per square inch for shear with no increase of lateral forces.~~

(4) — ~~Mortar may be of the same soil composition and stabilization as the brick, in lieu of cement mortar, if cement mortar is required for new materials under the 2001 California Building Code.~~

(5) — ~~Nominal tension forces due to seismic forces that are normal to the wall may be neglected if the wall meets thickness requirements and shear values allowed by this Section.~~

(d) — ~~Allowable stresses for archaic materials not specified in the 2001 California Building Code, as adopted by the City or in this division shall be based on substantiating research data or engineering judgement with the approval of the Building Official.~~

~~§145.0426 Alternate Materials, Designs, and Methods of Construction~~

(a) ~~Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2001 California Building Code, as adopted by the City, except as modified by this division.~~

(b) — ~~Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109.~~

(c) — ~~The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.~~

(d) — ~~The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.~~

~~§145.0427 Table of Hazard Categories and Classifications~~

~~Table 145-05A Hazard Categories and Classifications~~

Relative Hazard	Occupancy Use Categories
1 (Highest hazard)	A, E, I B (Drinking and dining establishments with a total occupant load in all drinking and dining establishments in the building of 50 or more)
2	R 1
3	H, S 4, S 5 F 2 With noncombustible materials S 2 Low hazard storage
4	S 1 Gas stations, parking garages S 3 Repair garages S 1 Moderate hazard storage B, F 1, F 2, S 2, M
5 (Lowest hazard)	R 3, U

Text from current Article 5, Division 4: Additional Building Regulations for Archaic Materials and Methods of Construction relocated to new Division 37.

Add new language to Division 4 as follows.

San Diego Municipal Code
Chapter 14: General Regulations

Article 5: Building Regulations

Division 4: Additions and Modifications to Chapter 4 of the 2007 California Building Code

§145.0401 Local modifications and Additions to Chapter 4 “Special Detailed Requirements Based on Use and Occupancy” of the California Building Code.

- (c) Chapter 4 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (d) Sections 401 through 405 and 407 through 420 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.0406 Local Additions to Section 406 “Motor fuel-dispensing facilities”.

- (a) Add Section 406.5.3

406.5.3 Hydrogen fueling facility vehicle fueling pad. The vehicle fueling pad shall be of concrete or a material having a resistivity not exceeding 1 megohm as determined by an approved method.

Article 5: Building Regulations**Division 5: Additional Building Standards for Buildings located adjacent to Hazardous Areas of Native or Naturalized Vegetation.****§145.0501—Purpose**

The purpose of this division is to promote public safety and welfare by reducing the impact of fire hazards to *structures* located in areas adjacent to flammable vegetation. Certain areas of native or naturalized vegetation are determined hazardous by the Fire Chief and pose a fire risk to adjacent *structures*. The building standards contained in this division are intended to prevent the ignition of or otherwise reduce the spread of fire on developed properties by controlling the use of materials and methods of construction. The building standards in this division impose requirements additional to any other applicable building and fire regulations, including brush management regulations.

§145.0502—When this Division Applies

Unless otherwise specified, the regulations of this division apply to all new construction within 300 feet, in any direction, of the boundary between brush management Zones 1 and 2 as defined in Section 142.0412.

§145.0503—Exemptions

This regulations of this division do not apply to the following:

- (a) *Accessory buildings* such as detached garages, storage buildings or sheds, and similar buildings not exceeding 120 square feet in floor area.
- (b) Agricultural buildings at least 50 feet from *structures* containing habitable spaces.
- (c) Modifications or alterations to the interior or exterior of a building that do not increase the existing *gross floor area* by more than 50 percent.
- (d) *Accessory structures* such as fences, playhouses, decks, attached or detached patio covers and solariums, gazebos, and palapas located outside of brush management zones.
- (e) Newly constructed buildings where only the attached *accessory structures* fall within the 300 foot distance described in Section 145.0502.

§145.0504—General Regulations and Building Standards

- (a) **Roofs.** For roof coverings where the profile allows a space between the roof covering and *roof decking*, the space shall be solidly blocked with non-combustible or fire-retardant materials. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.
- (b) **Exterior Wall Construction.**
 - (1) Exterior walls of *structures* shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved non-combustible materials.
 - (2) Exception: Wood exterior wall coverings of at least 3/8-inch plywood or 3/4-inch drop siding with an underlayment of 1/2-inch fire-rated gypsum sheathing, that is tightly butted or taped and mudded.
 - (3) Fire resistive wall construction shall extend from the top of the foundation to the underside of the protected eave or to the underside of roof sheathing when

heavy timber construction is used at eaves.

Exception: Fire resistive wall construction may terminate at the top plate if solid blocking (a minimum of two 2-inch nominal solid blocks) are between framing members and if all joints between the blocking and adjacent combustible roof elements are protected with approved fire-rated or intumescent caulking materials.

- (c) ~~Glazing Materials. Exterior windows, window walls, glazed doors, and windows within exterior doors shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWDA 101/I.S.2 structural requirements.~~
- (d) ~~Eave Construction.~~
 - (1) ~~Eaves constructed with constructive materials shall be protected. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistive construction.~~
 - (2) ~~Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch nominal dimension lumber.~~
 - (3) ~~In lieu of fire-resistive protection, eaves complying with the construction requirements of the adopted building code may be constructed of Type IV heavy timber construction subject to the following:~~
 - A. ~~Roof framing members shall have a minimum depth of 5 1/2 inches and a minimum width of 3 1/2 inches. The required depth may be reduced to 2 1/2 inches to accommodate architectural notching when located within the exterior 12 inches of the span.~~
 - B. ~~Facia boards shall not be permitted unless they are partial depth and non-combustible, or have a 2-inch nominal thickness.~~
 - C. ~~Exposed roof sheathing under eaves shall be of planks, splined or tongue and groove, of not less than 2-inch nominal thickness, or 1 1/8-inch tongue and groove wood structural panels with exterior glue, or of a double thickness of 1-inch boards with tongue and groove joints.~~
- (e) ~~Ventilation Openings.~~
 - (1) ~~Individual ventilation openings shall not exceed 144 square inches.~~
 - (2) ~~All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall be 1/4 inch.~~
 - (3) ~~Ventilation openings on structures located immediately adjacent to brush~~

- management Zone 1 shall not be directed toward hazardous areas of native or naturalized vegetation.
- (4) Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/4 inch, noncombustible, corrosion resistant metal mesh, or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.
- (5) Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.
- (f) Spark Arrester. All ~~structures~~ having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall be equipped with an approved spark arrester.
- (g) Skylights. Glazing materials used in skylights, roofs, and sloped walls shall be tempered glass or multilayered glass.
- (h) Roof Gutters and Downspouts. All roof gutters and downspouts shall be constructed of non-combustible material.
- (i) Garage Doors. Garage doors shall be constructed of non-combustible materials or shall be constructed of wood members not less than 1 1/2 inches nominal thickness.

~~§145.0505 Alternate Materials, Designs, and Methods of Construction.~~

- (a) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with Section 129.0109.
- (b) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.
- (c) The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.
- (d) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the most current edition of the California Building Code, as adopted by the City, except as modified by this division.

Current regulations relocated to new Division 38.

Article 5: Building Regulations

Division 5: Additions and Modifications to Chapter 5 of the 2007 California Building Code

§145.0501 Local modifications and Additions to Chapter 5 “General Building Heights and Areas” of the California Building Code.

Chapter 5 of the California Building Code has been adopted without change pursuant to Section 145.0103 of the Land Development Code.

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Article 5: Building Regulations

Division 16: Additions and Modifications to Chapter 16 of the 2007 California Building Code

§145.1601 Local modifications and Additions to Chapter 16 “Structural Design” of the California Building Code.

- (e) Chapter 16 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (f) Sections 1601.1 through 1613.6.2 including all figures have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.1613 Local additions and modifications to Section 1613 “EARTHQUAKE LOADS”.

- (a) Add subsection 1613.6.1, 1636.6.2, 1636.6.3, 1636.6.4 to the California Building Code as follows.
- (b) **1636.6.1 Minimum Seismic Base Shear.** Modify equation 12.8-5 in Section 12.8.1.1 of ASCE 7-05 as follows.

$$C_s = 0.044 S_{Ds} I \quad (\text{Eq. 12.8-5})$$

- (c) **1636.6.2 P-delta Effects.** Modify equation 12.8-16 in Section 12.8.7 of ASCE 7-05 by adding the importance factor I as follows.

$$\theta = \frac{P_x \Delta I}{V_x h_{sx} C_d} \quad (12.8-16)$$

- (d) **1636.6.3 Minimum Building Separation.** Modify Section 12.12.3 of ASCE 7-05 and add equation 12.12-1 and 12.12-2 as follows.

- (1) **12.12.3 Minimum Building Separation.** All structures shall be separated from adjoining structures. Separations shall allow for the maximum inelastic response displacement Δ_M . Δ_M shall be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:

$$\Delta_M = C_d \delta_{\max} \quad (12.12-1)$$

where

δ_{\max} = Maximum displacement determined by an elastic analysis using the

strength level seismic forces per Section 12.8, without reduction for allowable stress, and including torsional effects.

- (2) Adjacent buildings on the same property shall be separated by at least a distance Δ_{MT} , where

$$\Delta_{MT} = \sqrt{(\Delta_{M1})^2 + (\Delta_{M2})^2} \quad (12.2-2)$$

Δ_{M1} and Δ_{M2} are the maximum inelastic response displacements of the adjacent buildings.

- (3) Where a structure adjoins a lot line not common to a public way, the structure shall also be set back from the property line by at least the displacement, Δ_M , of that structure.

EXCEPTION: Smaller separations or property line setbacks shall be permitted when justified by rational analysis based on maximum expected ground motions.

- (e) **1613.6.4 Displacements Within Structures.** Modify equation 13.3-5, 13.3-6, 13.3-7 and 13.3-8 in Section 13.3.2.1 of ASCE 7-05 by adding the importance factor I as follows.

$$(1) \quad D_p = (\delta_{xA} - \delta_{yA}) I_A \quad (13.3-5)$$

where

I_A = the importance factor for structure A per Section 11.5.1

$$(2) \quad D_p = \frac{(h_x - h_y) \Delta_{aA}}{h_{sx}} I_A \quad (13.3-6)$$

$$(3) \quad D_p = | \delta_{xA} I_A | + | \delta_{yB} I_B | \quad (13.3-7)$$

$$(4) \quad D_p = \frac{(h_x \Delta_{aA}) I_A}{h_{sx}} + \frac{(h_x \Delta_{aB}) I_B}{h_{sx}} \quad (13.3-8)$$

where

I_B = the importance factor for structure B in Section 11.5.1

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Division 17: Additions and Modifications to Chapter 17 of the 2007 California Building Code

§145.1701 Local modifications and Additions to Chapter 17 “Structural Tests and Special Inspections” of the California Building Code.

- (a) Chapter 17 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1701.1 through 1703 and 1706 through 1715 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.1704 Local additions and modifications to Section 1704 “Special Inspections” of the California Building Code.

- (a) Add Section 1704.5.4.1 to modify special inspection requirements for masonry construction.

1704.5.4.1 Special inspection for masonry construction shall not be required for masonry where a Building Permit is not required for the free standing masonry Fences that are 6 feet in height or less and Retaining walls that are 3 feet in height or less, measured from the top of the footing to the top of the wall unless supporting a surcharge, a superimposed load or impounding flammable liquids.

- (b) Add Section 1704.5.4.2 to modify special inspection requirements for masonry foundation walls.

1704.5.4.2 Special inspection for masonry construction shall not be required for the following types of foundation walls.

- (1) Masonry foundation walls that are laterally restrained at the top, retain not more than 18 inches of unbalanced fill and whose height is not more than 6 times the nominal thickness of the foundation wall.
- (2) Masonry foundation walls whose height is not more than 3 times the nominal thickness of the foundation wall.

§145.1705 Local additions and modifications to Section 1705 “Statement of Special Inspections” of the California Building Code.

- (a) Add Section 1705.5 to require structural observations program to be outlined within the statement of special inspections.

1705.5 Where structural observation is required by Section 1709 of the prevailing edition of the California Building Code, the structural observations shall be included as a part of the statement of special inspections shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur (see also duties specified in Section 1704 in the

California Building Code).

The requirements added to Section §145.1802 were relocated from section 145.0203

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Chapter 14: General Regulations

Article 5: Building Regulations

Division 18: Additions and Modifications to Chapter 18 of the 2007 California Building Code

§145.1801 Local modifications and Additions to Chapter 18 “Soils and Foundations” of the California Building Code.

- (a) Chapter 18 of the California Building Code has been adopted with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1801.1, and 1803 through 1812 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.1802 Local additions to Section 1802 “Foundation and Soils Investigations”.

- (a) Add Section 1802.2.8
 - (1) 1802.2.8.1 A geologic investigation shall be submitted when required by Table 145.1802 or the Building Official, for all new structures, nonexempt additions to existing structures or whenever the occupancy classification of a building changes to a higher relative hazard category (refer to Table 145-37A ~~5-E of the current edition of the Uniform Code for Building Conservation~~) as a result of the proposed work.
 - (2) 1802.2.8.2 When required, a report of the geologic investigation shall be submitted to the Building Official. When geologic hazards are identified, the report shall contain appropriate recommendations for mitigation of the hazards, and these recommendations shall be incorporated in the design of the project before issuance of a Building Permit. No Building Permit shall be issued for construction where the geologic investigation establishes that construction of buildings or structures would be unsafe because of the geologic hazards. Issuance of a Building Permit does not constitute a representation that the site or construction is safe.
 - (3) 1802.2.8.3 Additions to detached one- and two-family dwellings are exempt from geologic investigation requirements for Building Permits, except when the site is located within Geologic Hazard Category 11 or 21, or when required by discretionary action. All new additions of less than 500 square feet of floor area, remodels and non-structural tenant improvements (TIs) to existing structures are exempt from geologic investigation requirements. Consecutive additions to the same structure which total 500 square feet or more in any 12-month period may require a geologic investigation.
 - (4) 1802.2.8.4 The Building Official may require that a “NOTICE OF GEOLOGIC AND GEOTECHNICAL CONDITIONS” be executed by the property owner as a condition to the issuance of a Building Permit for any structure to be located over a suspected fault or other Geologic hazard. A “NOTICE OF GEOLOGIC AND

GEOTECHNICAL CONDITIONS” may also be required when a geologic investigation cannot conclusively establish that buildings or structures located on the site would either be safe or unsafe. The form of notice shall be as provided by the Building Official, executed by the owner of the property, recorded with the San Diego County Recorder, and filed with the City of San Diego as a condition to issuance of the Building Permit.

<u>Table 145.1802</u> <u>Required Geologic Investigation (5)</u>		
<u>Hazard Category(1)</u>	<u>Geologic Reconnaissance Required</u>	<u>Geologic Report Required</u>
<u>11 (3), 13 (3) 21, 31(4) , 41</u>	<u>-----</u>	<u>A (2), B(2), C(2), D (2)</u>
<u>12 (3), 22, 42, 43</u>	<u>C, D</u>	<u>A, B</u>
<u>23-27, 32(4), 54</u>	<u>B, C</u>	<u>A</u>
<u>44-48, 52, 53</u>	<u>B</u>	<u>A</u>
<u>51, 55</u>	<u>-----</u>	<u>A</u>

Footnotes:

- 1 Hazard category. The Hazard Category describes the geologic feature or condition suspected at the site. The Hazard Category is determined by reference to the current City of San Diego Seismic Safety Study (SDSSS) maps.
- 2 Building, structure, and facility classes A, B, C and D.
A. Class A includes the following:
1) Occupancy Category IV buildings and Structures as defined in Table 1604.5 of the California Building Code in Table 1604.5 Essential Facilities as defined in Section 1627 of the 2001 California Building Code.
2) Any building, structure or facility where, in the opinion of the Building Official, significant generation or storage of toxic, hazardous, or flammable materials will occur. Quantities of these materials will be assessed in accordance with the risks they present.
B. Class B includes the following developments, occupancy groups, and structures provided they are not included in Class A:
1) All developments consisting of four or more structures.
2) All new structures requiring deep foundations (piers or pilings).
3) All buildings over three stories in height.
4) All buildings containing the following occupancies (Refer to 2001 California Building Code, Table 3-A- chapter 3):
a. Group A, Divisions 1, 2, 3 and 2-1.4.

- b. Group E, Division 1.
- c. Group H, Divisions 1, 2, 3, ~~6 and 7.~~
- d. Group I, Divisions ~~1 and 3~~ 2 and 3.

5) All buildings with an occupant load of more than 300 ~~persons~~ occupants as determined by Section 1003.2.2 and Table 10-A of the 2004 California Building Code and Buildings used for public assembly assigned to Occupancy Category III in Table 1604.5.

6) Tanks, bins, hoppers, silos, and other storage structures of more than 20,000 gallons capacity intended to store toxic, hazardous, or flammable contents that are not associated with a building, structure, or facility in Class A.

7) Tanks, bins, hoppers, silos, and similar structures over 35 feet high.

8) Towers over 35 feet high.

9) Retaining walls (height is measured from the top of the footing to the top of the wall):

- a. Retaining walls over 12 feet in height.
- b. Retaining walls over 8 feet in height supporting a surcharge or retaining toxic, hazardous, or flammable contents.

C. Class C includes the following occupancy groups and structures provided they are not included in Classes A or B:

1) All buildings containing the following occupancies (Refer to 2004 California Building Code, Table 3-A chapter 3):

- a. Group A, Divisions 2, 3 and 5 ~~and 4.~~ with less than 300 occupants per room
- b. Group B, Divisions 1, 2, 3, ~~and 4.~~
- c. Group E, Divisions 2 ~~and 3.~~
- d. Group F, Divisions 1 and 2.
- e. Group H, Divisions 4 and 5.
- f. Group I, ~~Division 2,~~ Division 1.
- g. Group M.
- h. Group R, Division 1 and 2.
- i. Group S, Division 1, 2, ~~3, 4 and 5.~~

2) Retaining walls (height is measured from the top of the footing to the top of the wall):

- a. Retaining walls over 8 feet in height.
- b. Retaining walls of any height supporting a surcharge or retaining toxic, hazardous, or flammable contents.

3) Tanks, bins, hoppers, silos, and other storage structures intended to store toxic, hazardous, or flammable contents.

4) Tanks, bins, hoppers, silos, and similar structures over 20 feet high.

5) Towers over 20 feet high.

D. Class D includes the following occupancy group and structures provided they are not included in Classes A, B, or C:

1) All buildings containing the following occupancies (refer to 2004 California Building Code, Table 3-A Chapter 3):

- a. Group R, Division 3.

Note: No geologic investigations are required for occupancy Group U, ~~Division 1,~~ or any other structures of a similar minor nature.

3 Faults and Fault Zones--Hazard Category 11, 12, and 13.

Active and potentially active faults are defined in the most recent edition of "Fault-Rupture Hazard Zones in California," Special Publication 42, California Department of Conservation, Division of Mines and Geology, a copy of which is on file at the office of the City Clerk as Document No. 00-17773-4.

Fault zones define the limits within which faults are suspected. Fault zones include the Alquist-Priolo Earthquake Fault Zones, The Downtown Special Fault Zone, as well as the area 100 feet on both sides of the fault lines indicated on the current San Diego Seismic Safety Study (SDSSS) maps. Refer to SDSSS maps for location of faults and fault zones.

- 4 Liquefaction Potential--Hazard Category 31 and 32.
When an investigation is required, adhere to Section ~~1804.5~~ 1802.2.7 of the ~~2001~~ California Building Code for minimum requirements.
- 5 Geologic Investigation. An investigation of the geologic condition is required for sites where geologic hazards are suspected, prior to obtaining a Building Permit. The investigation will either consist of a preliminary study, a geologic reconnaissance, or an in-depth study including field work and analysis, a geologic investigation. The geologic reconnaissance report and the geologic investigation report shall include all pertinent requirements as established by the Building Official. All reports shall be prepared in accordance with the most recent edition of the City of San Diego "Technical Guidelines for Geotechnical Reports," on file with the City Clerk as Document No. 00-17773-5. These minimum requirements shall be augmented by geologic evaluations pertinent to the type of proposed project and anticipated method of construction, which should be described in the report. For buildings located in both a fault zone and a hazard category zone, the most restrictive requirement shall govern.

Notwithstanding Table ~~145.02A~~ 145.1802, the Building Official may require a geologic reconnaissance report or a geologic investigation report for any site if the Building Official has reason to believe that a geologic hazard may exist at the site.

§145.1805 Local additions to Section 1805 "Footings and Foundations" of the California Building Code..

- (a) Add Section 1805.2.4 to modify foundation depth requirements for multi-story buildings.
- (b) 1805.2.4 Multi-story buildings. Where a foundation or soils investigation is not provided, concrete footings bearing on native undisturbed soils and supporting light-frame construction in buildings containing multiple floors shall be designed as follows.
 - (1) Footings supporting load from two floors and a roof shall have a minimum depth of not less than 18 inches.
 - (2) Footings supporting load from three floors and a roof shall have a minimum depth of not less than 24 inches.
 - (3) For the purposes of this section, "floor" shall include floors, mezzanines or any other elevated walking surface.
 - (4) A presumptive load-bearing value of not more than 1,000 psf shall be assumed as a basis of the design, and native soils shall not be expansive soils.

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Division 19: Additions and Modifications to Chapter 19 of the 2007 California Building Code

§145.1901 Local modifications and Additions to Chapter 19 “Concrete” of the California Building Code.

- (a) Chapter 19 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 1901 through 1907 and 1909 through 1915 been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.1908 Local additions to Section 1908 “Modifications to ACI 318”

- (a) Add Section 1908.1.17 as follows.

1908.1.17 Modify Equation (14-7) of Section 14.8.3 and 14.8.4 in ACI 318 as follows:

I_{cr} shall be calculated by Equation (14-7), and M_a shall be obtained by iteration of deflections.

$$I_{cr} = \frac{E_s}{E_c} A_s + \frac{P_u}{f_y} \frac{h}{2d} (d - c)^2 + \frac{l_w c^3}{3} \quad (14-7)$$

and the value E_s/E_c shall not be taken less than 6.

- (b) Modify Section 14.8.4 of ACI 318 as follows:

14.8.4 – Maximum out-of-plane deflection, Δ_s , due to service loads, including $P\Delta$ effects, shall not exceed $l_c/150$.

If M_a , maximum moment at mid-height of wall due to service lateral and eccentric loads, including $P\Delta$ effects, exceed $(2/3) M_{cr}$, Δ_s shall be calculated by Equation (14-8):

$$\Delta_s = \frac{2}{3} \Delta_{cr} + \frac{M_a - \frac{2}{3} M_{cr}}{M_n - \frac{2}{3} M_{cr}} \left(\Delta_n - \frac{2}{3} \Delta_{cr} \right) \quad (14-8)$$

If M_a does not exceed $(2/3) M_{cr}$, Δ_s shall be calculated by Equation (14-9):

$$\Delta_s = \frac{M_a}{M_{cr}} \Delta_{cr} \quad (14-9)$$

where:

$$\Delta_{cr} = \frac{5M_{cr}l_c^2}{48E_cI_g}$$

•

$$\Delta_n = \frac{5M_nl_c^2}{48E_cI_{cr}}$$

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Division 29: Additions and Modifications to Chapter 29 of the 2007 California Building Code

§145.2901 Local modifications and Additions to Chapter 29 “Plumbing Systems” of the California Building Code.

- (a) Chapter 29 of the California Building Code has not been adopted by the City of San Diego pursuant to Section 145.0104 of the Land Development Code.
- (b) Chapter 4 of the California Plumbing Code shall be used as a basis for determining the number and location of plumbing fixtures and bathing, drinking fountains and sanitary facilities.

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Division 31: Additions and Modifications to Chapter 31 of the 2007 California Building Code

§145.3101 Local modifications and Additions to Chapter 31 “Special Construction” of the California Building Code.

- (a) Chapter 31 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3101 through 3108 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.
- (c) Section 3109.1 through 3109.4.3 Swimming Pool Safety and Enclosure Requirements are not adopted pursuant to Section 145.0104 of the Land Development Code.

§145.3109 Local additions and modifications to Section 3109 “Swimming Pool Enclosure and Safety Devices”.

- (a) Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs. Add Section 3109.4.5 to the California building Code.

3109.4.5 Purpose of Building Regulations for Swimming Pools, Spas and Hot Tubs. The purpose of this Section is to establish building regulations for private swimming pools, spas, and hot tubs located on the premises of Group R, Division 3 (Occupancies) or common area pools serving up to three dwelling units

- (b) When Swimming Pool, Spa, and Hot Tub Regulations Apply. Add Section 3109.4.5.1 to the California building Code.

3109.4.5.1 When Swimming Pool, Spa, and Hot Tub Regulations Apply The building regulations of this division apply to any outdoor swimming pool. An outdoor swimming pool means any structure intended for swimming or recreational bathing that can contain water over 18 inches in depth and is not totally contained within a residential structure and surrounded on all four sides by walls of the structure. This includes in-ground, aboveground and on-ground swimming pools, hot tubs, and spas.

§145.3110 Local additions and modifications to Section 3109 “Barrier Requirements for Outdoor Swimming Pools.”.

Add section 3109.4.5.2 to the California building Code.

3109.4.5.2 Barrier Requirements for Outdoor Swimming Pools. An outdoor swimming pool shall be provided with a barrier, meaning a fence, wall, building wall, or combination thereof, that completely surrounds the swimming pool, obstructs access to the swimming pool, and complies with the following:

- (a) The top of the barrier shall be at least 60 inches above grade, described as elevation of the surface of the ground. ~~The grade~~ Grade and barrier height shall

be measured on the side of the barrier that faces away from the swimming pool and shall be constructed to withstand the forces contained in the California Building Code. The barrier height shall be installed to provide a 60" radius arc above adjacent grade, planters or other fixed appendages immediately adjacent to the barrier. The maximum vertical clearance between grade and the bottom of the barrier shall be 4 inches, measured to a hard surface such as concrete, or 2 inches, measured to earth. This measurement shall be taken on the side of the barrier that faces away from the swimming pool. Where the top of the swimming pool is above grade, such as an aboveground pool, the barrier may be the pool's structure itself, or mounted on top of the pool structure. Where the barrier is mounted on top of the pool structure, the maximum vertical clearance between the top of the pool structure and the bottom of the barrier shall be 4 inches.

- (b) Openings in the barrier shall not allow passage of a 4-inch-diameter sphere.
- (c) Solid barriers that do not have openings, such as masonry or stone walls, shall not contain indentations or protrusions except for tooled masonry joints.
- (d) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is less than 45 inches, the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed ≥ 1.75 inches in width. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed ≥ 1.75 inches in width.
- (e) Where the barrier is composed of horizontal and vertical members and the distance between the tops of the horizontal members is 45 inches or more, spacing between vertical members shall not exceed 4 inches. Where there are decorative cutouts within vertical members, spacing within the cutouts shall not exceed ≥ 1.75 inches in width.
- (f) Maximum mesh size for chain link fences shall be a ≥ 1.75 -inch square. The wire shall not be less than 11-1/2 gauge.
- (g) Where the barrier is composed of diagonal members, the maximum opening formed by the diagonal members shall be no more than 2 inches.
- (h) Access gates shall comply with the requirements of Section 3109.4.5 (a) through (h), and shall be equipped to accommodate a locking device no less than 60 inches above grade. Pedestrian-access gates shall open outward away from the pool and shall be self-closing and have a self-latching device. Gates other than pedestrian access gates shall comply with the requirements of Section 3109.4.5 (i) through (viii), and shall be equipped with a locking device.
- (i) Where an aboveground pool structure is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or steps the following apply:
 - a. The ladder or steps shall be capable of being secured, locked, or removed to prevent access; or,
 - b. The ladder or steps shall be surrounded by a barrier that meets the requirements of Section 3109.4.5 (a) through (h). When the ladder or steps are secured, locked, or removed, any opening created shall not allow the passage of a 4-inch diameter sphere.
- (j) Hot tubs and spas located outdoors and not exceeding 64 square feet of water surface may have rigid locking safety covers that comply with American Society for Testing and Materials (ASTM) Standard F1346-91) in lieu of the

- barrier required by this division.
- (k) Outdoor swimming pools may have a manually or power-operated safety pool cover that complies with all of the performance standards of ASTM F1346-91 in lieu of the barrier required by this Section.
 - (l) When the house forms part of the swimming pool barrier and the house wall has door openings that lead directly into the pool yard area, one of the following child safety features must be provided:
 - a. The pool area must be isolated from the home by an additional barrier as described in this section.
 - b. The pool must be equipped with an approved safety cover as described in Section 3109.4.5 (k) above.
 - c. The residence must have exit alarms on all doors leading from the house directly to the pool yard area.
 - d. All doors leading to the pool yard area must have self-closing, self-latching door hardware with a release mechanism located no less than 54 inches above the floor.
 - (m) Where unusual circumstances exist that make strict enforcement of this division impractical, the Building Official may grant modifications for individual cases as provided in Section 129.0104(a).
 - (n) 3109.4.5.4 Entry or Exit A barrier, gate, or other protective device as required by this division shall be installed to comply with state law and the fire exit requirements as contained in the Building Code. No swimming pool shall be installed in any court or yard area that is required for entry or exit to any building or occupancy.

§145.3111 Local additions and modifications to Section 3109 “Entrapment avoidance”.

Modify Section 3109.5 of the California Building Code to read as follows.

3109.5 Entrapment avoidance. Whenever a building permit is issued for the construction of a new swimming pool or spa, the pool or spa shall meet all of the following requirements. Suction outlets shall be designed to produce circulation throughout the pool or spa. Single-outlet systems, such as automatic vacuum cleaner systems, or other such multiple suction outlets whether isolated by valves or otherwise shall be protected against user entrapment. Any backup safety system installed in addition to the requirements set forth in this section shall meet the standards as published in the document, “Guidelines for Entrapment Hazards: Making Pools and Spas Safer,” Publication Number 363, March 2005, United States Consumer Product Safety Commission.

- (a) 3109.5.1 Suction fittings. All pool and spa suction outlets shall be provided with a cover that conforms to ASME A112.19.8M, a 12-inch by 12-inch (305 mm by 305 mm) or larger drain grate or larger, or an approved channel drain system. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and not pose any suction hazard to bathers.

Exception: Surface skimmers.

- (b) 3109.5.2 Atmospheric vacuum relief system required. All pool and spa single- or multiple-outlet circulation systems shall be equipped with an atmospheric vacuum relief should grate

covers located therein become missing or broken. Such vacuum relief systems shall include at least one approved or engineered method of the type specified herein, as follows:

1. Safety vacuum release systems conforming to ASME A112.19.17; or
 2. Approved gravity drainage system.
- (c) 3109.5.3 Dual drain separation. The suction outlet of the pool or spa for which the permit is issued shall be equipped to provide circulation throughout the pool or spa. These The suction outlets shall be piped so that water is drawn through them simultaneously through a vacuum-relief-protected line to the pump or pumps. The swimming pool or spa shall have at least two circulation drains per pump that shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings. These drains shall be of an approved type and separated by a distance of at least three feet in any dimension.
- (d) 3109.5.4 Pool cleaner fittings. Where provided, vacuum or pressure cleaner fitting(s) shall be located in an accessible position(s) at least 6 inches (152 mm) and not greater than 12 inches (305 mm) below the minimum operational water level or as an attachment to the skimmer(s).
- (e) 3109.5.5 Existing swimming pools. Whenever a building permit is issued for the remodel or modification of a single family home with an existing swimming pool, toddler pool, or spa, the permit shall require that the suction outlet of the existing swimming pool, toddler pool, or spa be upgraded ~~so as to be~~ and equipped with an antientrapment cover meeting current standards of the American Society for Testing and Materials (ASTM) or the American Society of Mechanical Engineers (ASME).

§145.3112 Minimum Front, Side, and Rear Yard Setbacks for Swimming Pools.

Setback requirements for swimming pools shall be measured perpendicular from the property line to the water's edge.

- (a) Swimming pools that project 3 feet or less above grade shall be located at least 3 feet from all front, side, and rear property lines.
- (b) Swimming pools that project more than 3 feet above grade shall be located at least 4 feet from all rear property lines, and the distance from front and side property lines specified in Chapter 13, Article 1 (Base Zones), for front and side yard clearances ~~for of~~ the zone in which the pool is located, but in no case less than 3 feet ~~and shall comply with front and side yard setback requirements for the applicable zone, and shall not be allowed less than 3 feet~~ from the property line in any zone.
- (c) All heating, filtering, pumping, and accessory equipment constructed after the effective date of this ordinance shall be subject to a 4-foot side and rear yard requirement.
- (d) All heating, filtering, pumping, and accessory equipment used in connection with a swimming pool, if located entirely below the finished grade of the site and provided with a permanent, durable, protective cover, need not observe the front, side, or rear yard requirements.

§145.3113 Lot Coverage

Swimming pools shall not be considered residential structures for purposes of computing lot coverage as set forth in Section 113.0240.

Article 5: Building Regulations

Division 32: Additions and Modifications to Chapter 32 of the 2007 California Building Code

§145.3201 Local modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-way” of the California Building Code.

- (a) Chapter 32 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3201 and 3202 been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.3203 Local additions to Chapter 32 “Encroachments Into The Public Right-of-Way”.

- (a) Add Section 3203 Entrance Canopies.
- (b) 3203.1 Definition. As used in this Section “Entrance canopies” means shelters entirely or partially self-supporting and attached to the exterior wall of a building entrance.
- (c) 3203.2 Encroachment on public property. No entrance canopy shall be located upon or over public property or rights-of-way unless approved by the City Engineer.
 - (1) An entrance canopy over public property shall be removed by the owner within 30 calendar days following notice directing its removal issued by the City.
 - (2) An entrance canopy shall not extend closer than 2 feet to the curb adjacent to the building entrance.
 - (3) The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet.
- (d) 3203.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed to support a live load of 5 pounds per square foot and a wind load of 10 pounds per square foot.
 - (1) Canopies shall be covered with an approved covering that complies with Section 3105.4 and is classified as a FLAME RETARDANT OR FLAME RESISTANT fabric or material by the state fire marshal. ~~cloth, plastic, or~~ corrosion-resistant metal. Canopies shall be attached to the wall of the building with approved quick-release devices.
 - (2) No canopy shall be less than 8 feet above the underlying surface, except valances, which shall not be less than 7 feet above the underlying surface.
 - (3) Valances shall not exceed 1 foot in width. The covering material and height of an entrance canopy shall be approved by the Chief of the Fire Department prior to the issuance of a Construction permit.
- (e) 3203.4 Lights. Entrance canopies shall not be lighted or illuminated by any light source

attached directly to the canopies.

- (f) 3203.5 Maintenance. All entrance canopies shall be maintained in a safe and undamaged condition.
- (g) 3203.6 Identification. Entrance canopies shall bear an identifying label giving the name and address of the manufacturer.

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Division 32: Additions and Modifications to Chapter 32 of the 2007 California Building Code

§145.3201 Local modifications and Additions to Chapter 32 “Encroachments into the Public Right-of-way” of the California Building Code.

- (a) Chapter 32 of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3201 and 3202 been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.3203 Local additions to Chapter 32 “Encroachments Into The Public Right-of-Way”.

- (a) Add Section 3203 Entrance Canopies.
- (b) 3203.1 Definition. As used in this Section “Entrance canopies” means shelters entirely or partially self-supporting and attached to the exterior wall of a building entrance.
- (c) 3203.2 Encroachment on public property. No entrance canopy shall be located upon or over public property or rights-of-way unless approved by the City Engineer.
 - (1) An entrance canopy over public property shall be removed by the owner within 30 calendar days following notice directing its removal issued by the City.
 - (2) An entrance canopy shall not extend closer than 2 feet to the curb adjacent to the building entrance.
 - (3) The width of an entrance canopy shall not exceed the width of the entrance to a building by more than 2 feet.
- (d) 3203.3 Construction. Entrance canopy frames and supporting structural members shall be constructed of corrosion-resistant metal designed to support a live load of 5 pounds per square foot and a wind load of 10 pounds per square foot.
 - (2) Canopies shall be covered with an approved covering that complies with Section 3105.4 and is classified as a FLAME RETARDANT OR FLAME RESISTANT fabric or material by the state fire marshal. ~~cloth, plastic, or~~ corrosion-resistant metal. Canopies shall be attached to the wall of the building with approved quick-release devices.
 - (3) No canopy shall be less than 8 feet above the underlying surface, except valances, which shall not be less than 7 feet above the underlying surface.
 - (4) Valances shall not exceed 1 foot in width. The covering material and height of an entrance canopy shall be approved by the Chief of the Fire Department prior to the issuance of a Construction permit.
- (e) 3203.4 Lights. Entrance canopies shall not be lighted or illuminated by any light source

attached directly to the canopies.

- (f) 3203.5 Maintenance. All entrance canopies shall be maintained in a safe and undamaged condition.
- (g) 3203.6 Identification. Entrance canopies shall bear an identifying label giving the name and address of the manufacturer.

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Division 33: Additions and Modifications to Chapter 33 of the 2007 California Building Code

§145.3301 Local modifications and Additions to Chapter 33 “Safeguards During construction” of the California Building Code.

- (a) Chapter 33 of the California Building Code has been adopted with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3301 through 3302 and 3305 through 3312 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.3303 Local additions to Section 3303 “Demolition”.

- (a) Modify Section 3304 to read as follows.

3304.4 Where a structure has been demolished or removed, ~~(4)~~ any excavations or depressions remaining after the structure is removed or demolished shall be filled, compacted, and restored to the level of the adjacent ground.

- (b) Add Section 3303.7

3303.7 Additional demolition regulations. Every person demolishing a structure or building in whole or in part, or removing a building from a site, shall comply with the following additional regulations:

- (1) ~~(2)~~ All debris, including portions of the building or structure and contents, shall be removed from the site within 90 days from the date that the demolition permit or building permit ~~the permit~~ was issued, or 150 days if an extension has been granted in accordance with Section 129.0512.
- (2) ~~(3)~~ Combustible material must be removed from the site as demolition proceeds.
- (3) ~~(4)~~ Dry or dusty materials or debris must be wet down to allay the dust.
- (4) ~~(5)~~ All glass must be removed from the building or structure before beginning demolition.
- (5) ~~(6)~~ Street drainage, drainage structures, natural drainage, or diversion must not be obstructed.
- (6) ~~(7)~~ Demolition work must not be done on public easements without permission.
- (7) ~~(8)~~ Notwithstanding plumbing code requirements for permits, all sewer, gas, and water connections must be capped and approval obtained from the Building Official prior to covering such connections. Sewer, gas, and water line capping shall be performed in the manner prescribed by the Uniform Plumbing Code; such capping shall be located within 5 feet of the property line.
- (8) ~~(9)~~ All damages or injuries arising from the demolition and associated work must be made good.
- (9) ~~(10)~~ Debris or other combustibles shall not be burned on the site without complying with Section 307 of the California Fire Code. A written burning permit shall be issued by the Fire Marshal of The City of San Diego.

- (10) ~~(11)~~ Electric or gas welding or gas cutting shall not be done on the site without complying with Section 2601 of the California Fire Code. A written permit shall be issued by the Fire Marshal of The City of San Diego.
- (11) Best Management Practices shall be in place at all times during the demolition as required by Section 43.0301.

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Division 34: Additions and Modifications to Chapter 34 of the 2007 California Building Code

§145.3401 Local modifications and Additions to Chapter 34 “Existing Structures” of the California Building Code.

- (a) Chapter 34 of the California Building Code has been adopted with additions and modifications pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections 3401 through 3402 and Section 3404 through 3406 and Section 3408 through 3410 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.3403 Local additions to Section 3403 “Demolition”.

- (a) Add Sections 3403.5 and 3403.6 as follows.
- (b) 3403.5 Substandard. Alterations and repairs of existing buildings may allow for the replacement, retention, and extension of original materials and the continued use of original methods of construction, provided the building does not become or continue to be a “Substandard Building” as defined in California Health and Safety Code section 17920.3 and the alterations or repairs do not adversely affect any structural member or any part of the building or structure having required fire resistance.
- (c) 3403.6 Live/Work. The addition of floors in existing buildings may be permitted if all of the following conditions are met to the satisfaction of the Building Official:
 - (1) The building must be used for “joint living and work quarters” (“live/work quarters”) as defined in California Health and Safety Code section 17958.11, and the specific area of the floor addition shall be used only for living areas for live/work quarters.
 - (2) The floor area addition shall not exceed 10 percent of the existing building’s floor area and shall be located entirely within the existing building.
 - (3) A report of structural survey shall be submitted to the Building Official establishing that the building with the proposed floor additions is not subject to any greater risk of earthquake damage than it would have been under a previously permitted use without the floor additions.
 - (4) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to not hold the City liable for the expense of any alterations completed pursuant to this section if the City later determines that a general structural reinforcement of the building is required. The agreement shall be recorded with the County Recorder.
 - (5) The owner of the building, binding its successors in interest, agrees in writing on a form provided by the Building Official to remove all floors that have been added pursuant to this section if the building ceases to be used for live/work purposes. The agreement shall be recorded with the County Recorder.

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Division 36: Additions and Modifications to Appendix Chapters of the 2007 California Building Code

§145.3601 Local modifications and Additions to Appendix Chapter C “Group “U” Agricultural Buildings” of the California Building Code.

- (a) Appendix Chapter C of the California Building Code has been adopted with additions pursuant to Section 145.0106 of the Land Development Code.
- (b) Sections C101.1 through C104.1 have been adopted without change pursuant to Section 145.0103 of the Land Development Code.

§145.3602 Local additions and modifications to Appendix Chapter C “Group U- Agricultural Buildings”.

- (a) Add Section C105 as follows.

C105 Fire resistance rating of exterior walls and openings. Except where Table 602 requires greater protection, the fire resistance rating of exterior walls of agricultural buildings shall not be less than one-hour fire resistance rated when the fire separation distance is less than 20 feet (6096 mm).

Openings in exterior walls of agricultural buildings with a fire separation distance less than 20 feet (6096 mm) shall comply with Section 704 and the area limits in Table 704.8. Openings in exterior walls with a fire separation distance of 20 feet (6096 mm) or more shall be protected by fire assemblies having a fire-protection rating of not less than three-fourths hour.

§145.3602 Local modifications and Additions to Appendix Chapter I “Patio Covers” of the California Building Code.

Appendix chapter I of the California Building Code has been adopted without change pursuant to Section 145.0107 of the Land Development Code.

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Division 37: Additional Building Regulations for Archaic Materials and Methods of Construction

§145.3701 Purpose of the Archaic Materials and Methods of Construction Regulations

The purpose of this division is to promote public safety and welfare by identifying potential hazards associated with unreinforced masonry bearing wall buildings that meet the requirements as described by this division and by establishing a ~~voluntary~~ mitigation program with some mandatory aspects for these buildings. Buildings that have unreinforced masonry bearing walls are widely recognized for sustaining lifehazardous damage as a result of partial or complete collapse during moderate to strong earthquakes.

The technical provisions of this division establish minimum standards for structural seismic resistance, primarily to reduce the risk of loss of life or injury, but which will not necessarily prevent loss of life or injury or prevent earthquake damage to an existing building that complies with these standards.

This division provides systematic procedures and standards for identification and classification of unreinforced masonry bearing wall buildings based on their present use.

§145.3702 When the Archaic Materials and Methods of Construction Regulations Apply

Except as provided in Section 145.3703, the provisions of this division apply to buildings constructed or under construction before March 24, 1939, or for which a Building Permit was issued before March 24, 1939, and to City-owned buildings designated pursuant to Council resolution, which on January 1, 1994, had at least one Unreinforced Masonry Bearing Wall as defined in this division.

§145.3703 Exemptions from the Archaic Material and Methods of Construction Regulations

This division shall not apply to the following:

- (a) Any detached single or two-family dwelling unit and detached apartment houses containing five or fewer units used solely for residential purposes and the accessory buildings for these occupancies. The exemption does not apply to buildings or structures containing mixed or nonresidential occupancies.
- (b) Buildings that have been completely seismically retrofitted to comply with earlier editions of these regulations as provided in San Diego Municipal Code Chapter 9, Division 88, (Archaic Materials and Method of Construction), or ~~equivalent~~, Chapter 14, Article 5, Division 4 (Additional Building Regulations for Archaic Materials and Methods of Construction) before January 1, ~~2000~~ 2008. Complete seismic retrofit shall be as determined by the Building Official.

§145.3704 Definitions for this Division Only

The following definitions apply to this division and where applicable supersede the definitions in Chapter A103 of Appendix Chapter A1 of the 2007 California Existing Building Code:

Building for the purpose of determining occupant load, means any contiguous or interconnected structure and for the purpose of engineering evaluation, means the entire structure or any portion thereof that will respond to seismic forces as a unit.

Building Collapse or Partial Collapse means the condition brought about by inadequate resistance to loading in which the actual structure of a building, including *External Hazards*, whether entire or localized, gives way internally, or onto lower adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way.

Building Maintenance means the act or process of applying preservation treatments to a building or structure . It includes housekeeping; routine and cyclic work scheduled to mitigate wear and deterioration without altering the appearance of the building or structure; and the repair or replacement in kind of broken or worn-out elements, parts, or surfaces to keep the existing appearance . Building maintenance includes stabilization work necessary to protect damaged historic fabric from additional damage and the actions taken to prevent damage and minimize deterioration of an object by practicing preventive conservation or by performing a suitable treatment on the object itself.

California Building Code (CBC) shall mean the 2007 California Building Code as adopted by the City of San Diego and as published by the State of California as the 2007 California Building Code.

Cumulative Value of Remodel or Renovation means the *Value of Remodel or Renovation* accumulated from January 1, 2001 to the date an event regulated by this division occurs. The Cumulative Value of Remodel or Renovation shall exclude the value of any nonstructural tenant improvements made or performed subsequent to the date a building owner provides floor-to-wall and roof-to-wall anchors under Section 145.3711.

Date of Service means the date the Building Official served an order requesting compliance with this division to an owner of a building either in person or by deposit in the U.S. Mail, postage prepaid and certified return requested.

Essential Facility means any building or structure classified in Occupancy Category ~~I of Table 16-K~~ III when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the *2006 International Building Code as adopted by the City of San Diego and as published by the Sate of California as the 2007 California Building Code.* ~~2001 California Building Code adopted by the City.~~

Existing Use or Occupancy means any use or occupancy that was legally established in a building at any time since its original construction.

External Hazards means objects attached to or located on the roof structure or forming the exterior facade of a building that have the potential to give way internally or onto lower

adjacent buildings (with a minimum height differential of 6 feet) or onto an adjacent exit or public way. Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry, or stone wall veneers and wall ornamentation.

Hazard Category means the ranking assigned a use or occupancy as determined under Table 145-05A Table 145-37A of Section 145.3727 and based on degree of probable risk of loss of life or injury due to a seismic event.

Hazardous Facility means any building or structure classified in Occupancy Category I ~~of Table 16-K~~ III when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the ~~2001~~ California Building Code as adopted by the City.

Historical Building means any qualified Historical Building as defined by the State Historical Building Code (SHBC) under California Health and Safety Code sections 18950-18960. Historical Building includes any structure, collection of structures, historical landscape, artifacts, objects and their associated sites, and historic districts deemed of importance to the history, architecture, or culture of an area by an appropriate local, state, or federal governmental jurisdiction. Historical Building also includes designated contributing buildings listed in a historical district; structures on official federal, state, or local historical registers or official inventories, such as the National Register of Historic Places, State Historical Landmarks, State Points of Historical Interest; and officially adopted City or county registers or inventories of historical or architecturally significant sites, places, or landmarks. Structures included in inventories submitted to the Office of Historic Preservation shall be treated as Historical Buildings if they have been evaluated by the Office and given any rating other than ineligible.

California Existing Building Code (CEBC) shall mean the 2007 California Existing Building Code Appendix Chapter A1 as adopted by the State of California.

Remodel or Renovation means any work requiring a permit pursuant to Sections 129.0202 and 129.0203 including additions; alterations; interior improvements; electrical, mechanical, and plumbing upgrading or replacement; or structural upgrading or replacement.

Retrofit Guideline Document means a document developed by the owner of a building detailing plans for a complete seismic retrofit of the building according to the technical provisions of this division.

Seismic Retrofit (Complete) means the mitigation of any deficiencies found to exist in the building's lateral force-resisting system that could potentially cause collapse or partial collapse failure.

State historical Building Code shall mean the prevailing edition of the California State Historical Building Code, California Code of Regulations, Title 24 Part 8.

Structural Survey and Engineering Report means the investigation and subsequent preparation of a report by a civil or structural engineer or architect licensed in the State of California, which addresses the existence, nature, and extent of structural deficiencies that could result in

collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of external hazards.

~~Unreinforced Masonry Bearing Wall~~ ~~Unreinforced Masonry Bearing Wall~~ is defined in the 1991 Edition of the Uniform Code for Building Conservation (UCBC) Appendix Chapter 1, a copy of which is on file in the office of the City Clerk as Document No. OO-17773-3. is a unreinforced masonry bearing wall which provides the vertical support for a floor or roof for which the total superimposed load exceeds 100 pounds per linear foot of wall. The definition in Section A103 of the CEBC is not adopted.

Value of Remodel or Renovation means the valuation of work, requiring a permit, that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions or alterations in effect at the time of permit issuance or other evidence satisfactory to the Building Official of the valuation of work, whichever is less. If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official for tenant improvements, additions or alterations.

Value of the Building means the valuation of the building itself, obtained using the building valuation schedule administered by the Building Official at the time of construction or an appraisal certified by a member of a recognized appraisal institute, whichever is greater.

§145.3705 General Regulations for Archaic Materials and Methods of Construction

- (a) When structural seismic upgrading is required or is being voluntarily provided, the building elements regulated by this division shall be those listed in Table No. ~~A-1-A~~ A1-A of the ~~UCBC Appendix Chapter 1~~. California Existing Building Code.
- (b) In addition to the requirements set forth in this division, the provisions of the ~~2001~~ California Building Code, Chapter 34, shall also apply to alterations or additions made to buildings within the scope of this division.
- (c) This division does not require alteration of existing electrical, plumbing, mechanical, or fire safety systems unless their condition will cause the building to be classified as a dangerous building under Section 121.0404. If the building is declared dangerous, abatement of the dangerous condition shall be initiated under Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous, or Substandard Buildings or Structures).
- (d) Except as specifically provided for by ~~2001~~ California Building Code, Chapter 34, alterations performed solely to achieve compliance with the requirements of Section 145.0410 this division, or the value of such alterations, or both, shall not subject the owner to compliance with other provisions of the San Diego Municipal Code, such as Section 142.0610.
- (e) For archaic material design values, refer to Sections ~~A103~~ A102 through ~~A113.6~~ A114 of the ~~UCBC Appendix Chapter 1~~, California Existing- Building Code, including all tables and figures.

- (f) The technical provisions established by Section 145.3705(e) ~~do not~~ shall not apply to the strengthening of ~~Essential or Hazardous Facilities described as~~ buildings or structures ~~when located in Seismic Zone Nos. 3 or 4, classified, in Occupancy Category I of Table 16-K~~ III when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the 2001 California Building Code adopted by the City. For required regulations refer to Section 145.3706.
- (g) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the ~~2001~~ California Building Code, and the California Existing Building Code, as adopted by the City, except as modified by this division.
- (h) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109. The proposed materials, designs, or methods of construction must comply with the purposes of this division and be for the use intended.

§145.3706 Regulations for Essential ~~or~~ and Hazardous Facilities

- (a) The regulations of this section apply to ~~essential and hazardous Facilities, described as any~~ buildings or structures ~~within the scope of this division and classified, in Occupancy Category 1 or 2 of Table 16-K~~ III when assigned to Seismic Design Category C, D, or E or buildings or structures in Occupancy Category IV in accordance with Table 1604.5 of the 2001 California Building Code adopted by the City.

Buildings or structures classified as one of these Occupancy Categories shall be strengthened to meet the requirements of the California Building Code adopted by the City for new buildings of the same occupancy category or other such criteria that have been established by this jurisdiction.

- (b) The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.
- (c) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.
- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~2001~~ California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.
- (e) If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.3724.
- (f) The owner shall either demolish or strengthen the building to meet the technical provisions of the Retrofit Guideline Document within 5 years from the date of service

of the order.

§145.3707 Regulations for Remodels Exceeding 100 Percent of Valuation

- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
- (1) ~~The buildings are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code; and~~ The buildings or structures are within the scope of this Division and the limitations of Section 145.3705 (f); and
- (2) The Cumulative Value of Remodel or Renovation excluding the cost of seismic retrofit or the removal stabilization or bracing of External Hazards, exceeds 100 percent of the value of the building within any 5-year period after January 1, 2001.
- (A) The 100 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section;
- (B) The value of the remodel is the value of work requiring a permit that is obtained by using the building valuation schedule administered by the Building Official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.
- (C) If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.
- (b) The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.
- (c) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.
- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the ~~2001 California Building Code as adopted by the City~~ for new buildings of the same occupancy category, no further action is required.
- (e) If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.3724.
- (f) The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of permit issuance for the portion of remodeling or renovation whose cost exceeds 100 percent of the value of the building.

§145.3708 Regulations for Change to a Higher Hazard Category

- (a) The regulations of this section shall apply to buildings or structures within the scope of this division that meet the following conditions:
 - (1) are not classified in Occupancy Category 1 or 2 of Table 16-k of the 2001 California Building Code, and The buildings or structures are not classified in Occupancy Category III and IV and are not subject to the use limits of Section 145.3705 (f); and,
 - (2) if more than 33 percent of the total floor area of the building changes from an Existing Use or Occupancy to a Higher Hazard category use or occupancy as determined by Table 145-37A of Section 145.3727, except as provided in 145.3708(b).
- (b) If the use or occupancy of part or all of a building is changed to a higher relative hazard as determined by Table 145-37A, but the occupant load of the building is not increased, the building's hazard category will still be considered unchanged and the following regulations do not apply.
- (c) ~~A Board of Appeals application~~ An application for the Use of Alternate Methods, Materials or Designs must be completed and recorded to ensure that subsequent owners adhere to the required base load.
- (d) The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.
- (e) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.
- (f) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2001 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.
- (g) If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.3724.
- (h) The time schedule shall specify completion dates for each phase of the seismic retrofit with the final date for completion of all items listed in the Structural Survey and Engineering Report to be a maximum of 10 years from the date of change of use or occupancy to a higher hazard category.

§145.3709 Regulations for Unsafe Buildings Within the Scope of this Division

- (a) If the building is declared structurally unsafe, abatement of the unsafe condition shall be initiated in accordance with Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or Substandard Structures).

- (b) The Building Official may serve an order to comply with this division in accordance with Sections 145.3713, 145.3714, and 145.3715.
- (c) The order shall require preparation of a Structural Survey and Engineering Report of the building to be completed in accordance with Sections 145.3718, 145.3719, 145.3720, and 145.3721.
- (d) If the Structural Survey and Engineering Report shows that the building meets the requirements of the State Historical Building Code, if applicable, or the 2001 California Building Code as adopted by the City for new buildings of the same occupancy category, no further action is required.
- (e) If it does not, the owner shall prepare and submit a Retrofit Guideline Document to the Building Official, in accordance with the provisions of Section 145.3724.

§145.3710 Regulations for Buildings and Facilities Not Classified as Essential or a Substantial Hazard to Human Life Hazardous Facilities

- (a) The regulations of this section apply to buildings that are within the scope of this division and not subject to the use limits of Section 145.3705 (f) for Occupancy Category III or IV buildings and structures are not classified in Occupancy Category 1 or 2 of Table 16-K of the 2001 California Building Code, and that contain any parapets and other exterior wall or roof appendages or objects attached to or located on the roof structure or forming the exterior facade of a building that meet both of the following criteria:
 - (1) Critical Placement. Where the parapets, exterior wall, roof appendages, or any other external objects have the potential to give way internally or onto lower adjacent buildings (with a minimum height differential of 6 feet) or property, or onto an adjacent exit or public way; and
 - (2) Relative Height. Where the parapets and other External Hazards or exterior wall or roof appendages that extend above the lower of either the level of the closest adjacent roof-to-wall anchors or the roof sheathing do not meet the requirements of Sections A113.1 and A113.6 of the 1997 UCBC Appendix Chapter 1. International Existing Buildings Code.
- (b) Examples include nonstructural exterior wall panels such as masonry infill or decorative precast concrete, parapets, masonry chimneys, tile roofing, fire escapes or balconies, tanks and masonry or stone wall veneers and wall ornamentation.
- (c) The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide partial seismic mitigation in the form of the removal, stabilization, or bracing of all the building elements that meet both of the criteria of Section 145.3710(a) (1) and (2).
- (d) The removal, stabilization, and bracing process shall include the provision of roof-to-wall anchors around the perimeter of the entire building. Existing roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A113.1

of the ~~1997 UCBC Appendix Chapter 4~~ International Existing Buildings Code, or new anchors meeting the minimum requirements of Section A113.1 shall be installed.

- (e) If the building is an Historical Building, this construction shall comply with the State Historical Building Code and parapet removal may not be used as a method to mitigate External Hazards.
- (f) No further action is required by the owner of a building covered by this section, unless one of the actions covered by Sections 145.3707, 145.3708, 145.3709, or 145.3710 occurs.

§145.3711 Regulations for Remodels over 50 Percent of Building Value

- (a) The regulations of this section apply to buildings within the scope of this division that meet the following conditions:
 - (1) The buildings are not classified in Occupancy Category I or II of Table 16-k of the 2001 California Building Code; and The buildings or structures are not classified in Occupancy Category III and IV and are not subject to the use limits of Section 145.3705 (f); and
 - (2) The Cumulative Value of Remodel or Renovation accumulated since January 1, 2001, excluding the cost of seismic retrofit, or the removal, stabilization, or bracing of External Hazards, exceeds 50 percent of the value of the building within any 5-year period after January 1, 2001.
 - (A) The 50 percent value shall exclude the value of any nonstructural tenant improvements made or performed after the date a building owner provides floor-to-wall and roof-to-wall anchors under this section.
 - (B) The value of the remodel is the valuation of work requiring a permit that is obtained by using the building valuation schedule administered by the building official for tenant improvements, additions, or alterations in effect at the time of permit issuance, or other evidence satisfactory to the Building Official, whichever is less.
 - (C) If unpermitted work, for which a permit was required, is discovered after January 1, 2001, the valuation of the work is obtained by using the current building valuation schedule administered by the Building Official.
- (b) The owner of a building regulated by this section shall, within 5 years after the Date of Service of an order to comply, provide floor-to-wall and roof-to-wall anchors around the perimeter of the entire building . Existing floor-to-wall and roof-to-wall anchors must meet, or shall be upgraded to meet, the minimum requirements of Section A 113.1 of the ~~1997 UCBC Appendix Chapter 4~~ International Existing Buildings Code, or new anchors meeting those requirements shall be installed.
- (c) If the building is an Historical Building, the installation shall comply with the State Historical Building Code.

- (d) The owner may have a Structural Survey and Engineering Report prepared. Installation will not be required if the owner establishes to the satisfaction of the Building Official, through a Structural Survey and Engineering Report, that the existing anchoring system meets those requirements.

§145.3712 Regulations for Historical Buildings Within the Scope of this Division

- (a) Historical Buildings or structures as defined by Section 145.3704 shall comply with the minimum structural provisions of the State Historical Building Code (SHBC), Title 24, Part 8, California Code of Regulations. Provisions found within the SHBC for the seismic strengthening of Historical Buildings may be used to comply with this division.
- (b) ~~Allowable stresses~~ Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the International Existing Buildings. Strength Values for new materials ~~archaic materials~~ not specified in the 2001 California Building Code or Table No. ~~A-1-E~~ A1-E of the ~~UCBC Appendix Chapter 1~~ California Existing Buildings Code may be based on substantiating research data or engineering ~~judgement~~ judgment, with the approval of ~~subject to the Building Official's satisfaction.~~ the Building Official.
- (c) Alternative materials, design, or methods of construction may be approved by the Building Official in accordance with the provisions of Section 129.0109. In addition, when a request for an alternative proposed design, material, or method of construction is being considered, the Building Official may file a written request for review to the State Historical Building Safety Board for its consideration, advice, or findings in accordance with the SHBC.
- (d) Demolition of Historical Buildings may not be allowed unless the demolition complies with Chapter 14, Article 3, Division 2 (Historical Resources Regulations) and any other provisions of the Land Development Code relating to historic preservation and the State Historical Building Code, California Health and Safety Code sections 18950 through 18961.

§145.3713 Authority to Issue an Order to Comply with this Division

The Building Official may prepare and serve an order to comply with the procedures and regulations of this division to the owner of each building that is within the scope of this division.

§145.3714 Service of the Order to Comply

- (a) The order shall be in writing and shall be served upon the owner of the building as shown on the last equalized property tax assessment roll of the San Diego County Assessor. The order may also be served upon the person in apparent charge or control of the building. The order shall be served in person or by certified mail, postage prepaid and return receipt requested.
- (b) The date of service of the order shall be either the date that the Building Official served the order in person or the date of deposit of the order in the U.S. mail.
- (c) The Building Official may at the written request of the owner, order that the building

comply with this division before the normal service date for the building.

§145.3715 Contents of Order to Comply

The order shall reference this division which references Sections ~~A103—A113.6~~ A102 through A114 of ~~Chapter 1 of the UCBC~~ the International Existing Buildings Code, which set forth the owner's alternatives and time limits for compliance. The order shall specify that the Building Official has determined that the building is within the scope of this division and one of the following conditions applies:

- (a) The building is an Essential Services facility or a substantial hazard to human life Hazardous Facility requiring compliance with Section 145.3706;
- (b) The owner is required to provide partial seismic mitigation in the form of External Hazard removal and stabilization or bracing within 5 years after the Date of Service in accordance with Section 145.3710;
- (c) The building is within the scope of this division due to the occurrence of the condition listed in Section 145.3711 that requires the owner to provide partial seismic mitigation in the form of floor-to-wall and roof-to-wall anchors within a 5-year period after the Date of Service;
- (d) The building is within the scope of this division due to occurrence of one of the conditions listed in Sections 145.3707, 145.3708, and 145.3709 that requires the owner to submit a complete Structural Survey and Engineering Report to the Building Official within 120 calendar days and, if applicable, a Retrofit Guideline Document within 240 calendar days after the Date of Service.

§145.3716 Appeal from Order to Comply

- (a) The owner or person in charge or control of the building may appeal the Building Official's initial determination that the building is within the scope of this division or request an extension of time to a Hearing Officer appointed by the City Manager pursuant to administrative hearing regulations promulgated by the City Manager.
- (b) Any appeal in accordance with this section shall be filed with the Building Official within 90 calendar days after the Date of Service of the Order to Comply. The appeal shall be made in writing upon appropriate forms provided by the Building Official and the grounds for the appeal shall be stated clearly and concisely.
- (c) Any appeal in accordance with this section shall be decided by the Hearing Officer no later than 60 calendar days after the date that the appeal is filed unless extended for good cause and, in that case, as soon as reasonably possible thereafter. If the appeal is decided adversely to the owner, the owner shall then comply with the Building Official's order, either as provided for in the Hearing Officer's order or as specified in the original order with due allowance for the time the appeal was processed.
- (d) Other appeals or requests for determination of alternate equivalency to, minor deviations from, or interpretations of the provisions of this division shall be made in accordance with the procedures established in Section 129.0104.

§145.3717 Enforcement of an Order to Comply

If the owner or other person in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this division within any of the time limits of this section, or following an appeal pursuant to Section 145.3716, the Building Official may pursue any administrative or judicial remedies provided for in Municipal Code Chapters 1 or 12. This may include an order that the entire building be vacated and remain vacated until the order has been complied with. If compliance with the order has not been accomplished within 90 calendar days after the date the building has been ordered vacated or such additional time as may have otherwise been granted, the Building Official may order its demolition in accordance with the provisions of Chapter 12, Article 1, Division 4 (Procedures for Abatement of Unsafe, Dangerous or unstandard Structures), or by court order pursuant to the provisions of Municipal Code Chapter 1.

§145.3718 Preparation and Content of a Structural Survey and Engineering Report

- (a) The purpose of a Structural Survey and Engineering Report is to investigate and evaluate, in a thorough and unambiguous fashion, a building's structural systems that resist the forces imposed by earthquakes and to determine if any individual portion or combination of these systems is inadequate to prevent a structural failure (collapse or partial collapse).
- (b) A Structural Survey and Engineering Report shall mean the investigation and subsequent preparation of a report which addresses the existence nature and extent of structural deficiencies that could result in collapse or partial collapse of a building and the existence, nature, and extent of deficiencies in the anchoring of External Hazards.
- (c) When required, a Structural Survey and Engineering Report shall be submitted to the Building Official within 120 calendar days after the Date of Service.
- (d) The Structural Survey and Engineering Report shall investigate and analyze buildings within the scope of this division as individual cases without comparison to similar type or age buildings. Generalities or stereotypes are to be avoided in the evaluation process by focusing on the specifics of the structural system of the building in question and the local geology of the land on which the building is constructed.
- (e) If the building is an Historical Building, all items listed in the Structural Survey and Engineering Report requiring mitigation shall be thoroughly addressed under the provisions of the State Historical Building Code.

§145.3719 Who May Prepare a Structural Survey and Engineering Report

A Structural Survey and Engineering Report shall be prepared by a civil or structural engineer or architect licensed by the State of California.

§145.3720 Level of Investigation

Some buildings will require extensive testing and field investigation to uncover potential structural deficiencies, while others will allow the same level of overall evaluation by a less complicated process due to simplicity of design or the availability of original or subsequent

alteration design and construction documents. The level of investigation must be sufficient to produce a report that is complete and can serve as a sound basis for a conclusion on the collapse or partial collapse hazard a building may present.

§145.3721 Format of Report

The report shall contain, at a minimum, the following information:

- (a) General Information. A description of the building including:
 - (1) Street address.
 - (2) Character of use or occupancy with plans indicating the square footage of each use.
 - (3) Plans and elevations showing the location, type, and extent of lateral force-resisting elements in the building, both horizontal and vertical.
 - (4) A description of the construction materials used in the structural elements and information regarding their present condition.
 - (5) The date of original construction, if known, and the date of any subsequent additions or substantial structural alterations, if known.
 - (6) The name and address of the original designer and contractor, if known, and the name and address of the designer and contractor for any subsequent additions or structural alterations, if known.
- (b) Investigation and Evaluation of Structural Systems. All items to be investigated and the methods of investigation for each type of building under consideration.
- (c) Test Reports. All field and laboratory test results . Evaluation of the significance of these test results shall be made with regard to each structural system or typical connection being evaluated . This evaluation may be limited to a statement of the adequacy or inadequacy of the system or connection based on the lateral load demand it would be required to resist by calculation. If tests reveal inadequacy, a conceptual solution must be included in the report.
- (d) Conclusions. Based on the demand/capacity ratio and the specific evaluation items, a statement shall be provided explaining the overall significance of the deficiencies found to exist in the building's lateral force-resisting system regarding potential collapse or partial collapse failure.
- (e) Recommendations. An appropriate solution that could be used to strengthen the structure to alleviate any collapse or partial collapse threat shall be specified.

§145.3722 Exceptions and Alternatives to Content of Report

Exceptions to the specific items required to be included in the Structural Survey and Engineering Report may be granted by the Building Official upon review of a written request from the engineer or architect preparing the report. The request shall provide evidence that adequate information concerning the required items can be determined by alternate means or that a conclusion can be made about the item without following the solution called for in this division. The purpose of granting exceptions shall be to reduce the costs of disruption that would result from taking required actions when it can be shown that they are unnecessary to provide information available by equivalent means. In no case will an exception be granted that

would result in an item not being completely evaluated.

§145.3723 Review and Availability of Structural Survey and Engineering Report

- (a) The Building Official will review the submitted Structural Survey and Engineering Report for compliance with the requirements of this division.
- (b) The cost of this review shall be covered by a fee assessed from the building owner based on the time required for review. This amount shall be credited to the plan checking fee collected for any future mitigation of structural inadequacies specified in the Structural Survey and Engineering Report.
- (c) Copies of the Structural Survey and Engineering Report shall be made available to the public for a standard fee or may be reviewed at the Development Services Department.

§145.3724 Retrofit Guideline Document

When a Retrofit Guideline Document is required, it shall be submitted within 240 calendar days after the Date of Service of the Order to Comply.

§145.3725 Regulations for Buildings of Archaic Unreinforced Masonry

- (a) A building or structure of archaic unreinforced masonry shall comply with the provisions set forth in this section.
- (b) A qualified Historical Building may comply with the State Historical Building Code in order to fulfill the requirements of this section.
- (c) Existing or re-erected walls of unburned clay, adobe, or stone masonry construction or shall conform to the following:

(1) ~~Exterior bearing walls~~ Walls of unreinforced unburned clay, adobe, or stone masonry, shall not exceed the height to thickness or length to thickness ratio, and exterior walls of unreinforced adobe masonry shall not exceed a height- or length-to-thickness ratio the length to thickness ratio, specified in Table No. ~~A-1-B~~ of the ~~UCBC Appendix Chapter 4~~ A1-G of the California Existing Buildings Code. ~~Exterior walls of unreinforced adobe masonry shall not exceed a height to thickness ratio of 6 to 1 for Seismic Zone No. 3, or a ratio of 5 to 1 for Seismic Zone No. 4.~~ The walls shall be provided with a reinforced concrete bond beam at the top that interconnects all walls. The bond beam shall have a minimum depth of 6 inches. The bond beam may have a width equal to the width of the wall less 8 inches, provided the resulting width is not less than 8 inches. Bond beams of other materials or seismic retrofit designs may be used with the approval of the Building Official.

Exterior bearing walls shall have a minimum wall thickness of 18 Inches. ~~in Seismic Zone Nos. 3 and 4.~~ Interior adobe partitions shall be a minimum of 10 inches in thickness. No adobe or stone structure may exceed one story in height unless the historic evidence, satisfactory to the Building Official, indicates a two-story height. ~~In such cases, the height to or length to thickness ratio shall be as above for the first floor~~

~~based on the total two-story height and the second floor wall thickness shall not exceed a ratio of 6 to 1. Bond beams shall be provided at the roof and second floor levels.~~

(2) Foundations shall be reinforced concrete under newly reconstructed walls and shall be 50 percent wider than the wall above, soil conditions permitting, except that the foundation wall may be 4 inches less in width than the wall if a rock, burned brick, or stabilized adobe facing is necessary to provide authenticity.

(3) New or existing unstabilized brick and adobe brick masonry shall test to 75 percent of the compressive strength required of new materials by the 2001 California Building Code, as adopted by the City. Unstabilized brick shall only be used where existing brick is unstabilized and where the building is not susceptible to flooding conditions or direct exposure. Adobe may be allowed a maximum value of ~~3~~ 9 pounds per square inch for shear with no increase of lateral forces unless higher values are justified by test.

(4) Mortar for repointing may be of the same soil composition and stabilization as the brick, in lieu of cement mortar. ~~if cement mortar is required for new materials under the 2001 California Building Code.~~

~~(5) Nominal tension forces due to seismic forces that are normal to the wall may be neglected if the wall meets thickness requirements and shear values allowed by this Section.~~

- (d) ~~Allowable stresses for archaic materials not specified in the 2001 California Building Code, as adopted by the City or in this division shall be based on substantiating research data or engineering judgement with the approval of the Building Official.~~ Strength Values for existing materials are given in Table A1-D and for new materials in Table A1-E of the International Existing Buildings Code. Strength Values for new materials not specified in the 2001 California Building Code or Table No. A1-E of the California Existing Buildings Code,, may be based on substantiating research data or engineering judgment, with the approval of the Building Official.

§145.3726 Alternate Materials, Designs, and Methods of Construction

- (a) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the 2001 California Building Code, as adopted by the City, except as modified by this division.
- (b) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with the provisions of Section 129.0109.
- (c) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.
- (d) The Building Official may require that sufficient evidence or proof be submitted to

substantiate any claims that may be made regarding the use of an alternate.

§145.3727 Table of Hazard Categories and Classifications

Table 145-37A

Hazard Categories and Classifications

<u>Relative Hazard</u>	<u>Occupancy – Use Categories</u>
<u>1</u> (Highest Hazard)	<u>A, E, I</u> <u>B</u> (Drinking and dining establishments with a total occupant load in all drinking and dining establishments in the building of 50 or more)
<u>2</u>	<u>R-1, R-2, R-4, R3.1</u>
<u>3</u>	<u>H, S-2 open parking garages</u> <u>S-2 Aircraft hangars</u> <u>S-4, S-5</u> <u>F-2 With noncombustible materials</u> <u>S-2 Low hazard storage</u>
<u>4</u>	<u>M Gas stations</u> <u>S-2 parking garages</u> <u>S-1 Repair garages</u> <u>S-1 Moderate hazard storage</u> <u>B, F-1, F-2, S-2 S-1, M</u>
<u>5</u> (Lowest Hazard)	<u>R-3, U</u>

Article 5: Building Regulations
Division 38: Additional Building Standards for Buildings
located adjacent to Hazardous Areas of Native or Naturalized
Vegetation.

§145.3801 Purpose

The purpose of this division is to promote public safety and welfare by reducing the impact of fire hazards to structures located in areas adjacent to flammable vegetation. Certain areas of native or naturalized vegetation are determined hazardous by the Fire Chief and pose a fire risk to adjacent structures. The building standards contained in this division are intended to prevent the ignition of or otherwise reduce the spread of fire on developed properties by controlling the use of materials and methods of construction. The building standards in this division impose requirements additional to any other applicable building and fire regulations, including brush management regulations.

§145.3802 When this Division Applies

Unless otherwise specified, the regulations of this division apply to all new construction within 300 feet, in any direction, of the boundary between brush management Zones 1 and 2 as defined in Section 142.0412.

§145.3803 Exemptions

~~This~~ The regulations of this division do not apply to the following:

- (a) Accessory buildings such as detached garages, storage buildings or sheds, and similar buildings not exceeding 120 square feet in floor area.
- (b) Agricultural buildings at least 50 feet from structures containing habitable spaces.
- (c) Modifications or alterations to the interior or exterior of a building that do not increase the existing gross floor area by more than 50 percent.
- (d) Accessory structures such as fences, playhouses, decks, attached or detached patio covers and solariums, gazebos, and palapas located outside of brush management zones.
- (e) Newly constructed buildings where only the attached accessory structures fall within the 300 feet distance described in Section 145.3802.

§145.0504 General Regulations and Building Standards

- (a) Roofs. For roof coverings where the profile allows a space between the roof covering and roof decking, the space shall be solidly blocked with non-combustible or fire-retardant materials. When drip edge flashing is used at the free edges of roofing materials, it shall be non-combustible.
- (b) Exterior Wall Construction.
 - (1) Exterior walls of structures shall be constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction on the exterior side or constructed with approved non-combustible materials.

Exception: Wood exterior wall coverings of at least 3/8-inch plywood or 3/4-

inch drop siding with an underlayment of 1/2-inch fire-rated gypsum sheathing, that is tightly butted or taped and mudded.

- (2) Fire resistive wall construction shall extend from the top of the foundation to the underside of the protected eave or to the underside of roof sheathing when heavy timber construction is used at eaves.

Exception: Fire resistive wall construction may terminate at the top plate if solid blocking (a minimum of two 2-inch nominal solid blocks) are between framing members and if all joints between the blocking and adjacent combustible roof elements are protected with approved fire-rated or intumescent caulking materials.

- (c) Glazing Materials. Exterior windows, window walls, glazed doors, and windows within exterior doors shall be tempered glass, multilayered glazed panels, glass block or have a fire protection rating of not less than 20 minutes. Glazing frames made of vinyl materials shall have welded corners, metal reinforcement in the interlock area, and be certified to the most current edition of ANSI/AAMA/NWDA 101/I.S.2 structural requirements.

- (d) Eave Construction.

- (1) Eaves constructed with constructive materials shall be protected. Eaves and soffits shall be protected on the exposed underside by materials approved for a minimum of 1-hour fire-resistive construction.
- (2) Fascias are required and must be protected on the backside by materials approved for a minimum of 1-hour fire-resistance-rated construction or 2-inch nominal dimension lumber.
- (3) In lieu of fire resistive protection, eaves complying with the construction requirements of the adopted building code may be constructed of Type IV heavy timber construction subject to the following:
- A. Roof framing members shall have a minimum depth of 5 ½ inches and a minimum width of 3 ½ inches. The required depth may be reduced to 2 1/2 inches to accommodate architectural notching when located within the exterior 12 inches of the span.
- B. Facia boards shall not be permitted unless they are partial depth and non-combustible, or have a 2-inch nominal thickness.
- C. Exposed roof sheathing under eaves shall be of planks, splined or tongue and groove, of not less than 2-inch nominal thickness, or 1 1/8-inch tongue-and-groove wood structural panels with exterior glue, or of a double thickness of 1-inch boards with tongue-and-groove joints.

- (e) Ventilation Openings.

- (1) Individual ventilation openings shall not exceed 144 square inches.
- (2) All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall be 1/4-inch.
- (3) Ventilation openings on structures located immediately adjacent to brush management Zone 1 shall not be directed toward hazardous areas of native or naturalized vegetation.

- (4) Roof vents, dormer vents, gable vents, foundation ventilation openings, ventilation openings in vertical walls, or other similar ventilation openings shall be louvered and covered with 1/4-inch, noncombustible, corrosion-resistant metal mesh, or other approved material that offers equivalent protection. Turbine attic vents shall be equipped to allow, one-way direction rotation only; they shall not free spin in both directions.
- (5) Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas.
- (f) Spark Arrester. All structures having any chimney, flue, or stovepipe attached to any fireplace, stove, barbecue, or other solid or liquid fuel burning equipment and devices, shall be equipped with an approved spark arrester.
- (g) Skylights. Glazing materials used in skylights, roofs, and sloped walls shall be tempered glass or multilayered glass.
- (h) Roof Gutters and Downspouts. All roof gutters and downspouts shall be constructed of non-combustible material.
- (i) Garage Doors. Garage doors shall be constructed of non-combustible materials or shall be constructed of wood members not less than 1 1/2 inches nominal thickness.

§145.0505 Alternate Materials, Designs, and Methods of Construction.

- (a) Alternate materials, designs, or methods of construction may be approved and their use authorized by the Building Official in accordance with Section 129.0109.
- (b) The proposed materials, designs, or methods of construction must comply with the purposes of this division and be, for the use intended, at least the equivalent of that prescribed in this division in suitability, strength, effectiveness, fire resistance, durability, safety, and sanitation.
- (c) The Building Official may require that sufficient evidence or proof be submitted to substantiate any claims that may be made regarding the use of an alternate.
- (d) Methods of analysis and design, the design values themselves, and the materials and methods of construction must be in accordance with the most current edition of the California Building Code, as adopted by the City, except as modified by this division.

Electrical Regulations

Chap 14 Art 06 Div 01, Adoption and Applicability of the Electrical Regulations (**updated**)

Chap 14 Art 06 Div 02, Local Additions to the Electrical Regulations (**updated with new regulations**)

Article 6: Electrical Regulations
Division 1: Adoption and Applicability of the Electrical Regulations

§146.0101 Purpose of the Electrical Regulations

The purpose of these regulations is to provide safeguards to reduce hazards to life and property which could otherwise result from electrical installations.

§146.0102 When the Electrical Regulations Apply

- (a) This article applies to all electrical installations under the jurisdiction of the City.
- (b) Administration and enforcement of the electrical regulations are governed by the applicable provisions of Chapters 11 and 12.

§146.0103 Interpretation of the Electrical Regulations

- (a) The language used in this article and in the ~~2004~~ 2007 California Electrical Code which is made a part of this article by reference, is intended to convey the common and accepted meaning familiar to the electrical industry.
- (b) The Building Official, in accordance with Section 129.0104, is authorized to determine the intent and meaning of any provision of this article. The Building Official may utilize other codes, guides, or standards in making such determinations. These may include the National Fire and Life Safety Codes, published by NFPA; Standards for Safety, published by Underwriters Laboratories, Inc. (UL); American National Standards, published by the American National Standards Institute (ANSI); Manufacturing Standards, published by the National Electrical Manufacturers Association (NEMA); National Electrical Safety Code, published by the Institute of Electrical and Electronic Engineers (IEEE); General Order 95 and 128, published by the California Public Utilities Commission; the Electrical Service Guide, published by San Diego Gas and Electric Company; the San Diego Area Electrical Newsletters, published by the San Diego Chapter of the International Code Council; and other references that the Building Official may deem appropriate. Determinations shall be made in writing and a record shall be kept that is open to the public.

§146.0104 Adoption of the ~~2004~~ 2007 California Electrical Code

- (a) The ~~2004~~ 2007 California Electrical Code published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HCD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Planning and Development [OSHPD3]; and the State Fire Marshal [SFM] (~~2004~~ California Electrical Code) is adopted by reference and made a part of this article as if fully set forth, except as otherwise provided in this article. The regulations so referenced are the standard for electrical installations regulated by this article. A copy of the ~~2004~~ 2007 California Electrical Code is on file in the office of the City Clerk as Document No.XXXX.
- (b) Application. The amendments made by the state agencies to the model code and incorporated into the California Building Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Article 089 of the 2004 edition of the California Electrical Code. The Building

Official shall only enforce those amendments made by the following state agencies:

- (1) The Department of Housing and Community Development (HCD).
- (2) Division of the State Architect, Access Compliance (DSA/AC).
- (3) Office of the State Fire Marshal (SFM).
- (4) Office of Statewide Health, Planning and Development(OSHPD3).
- (5) California Energy Commission (CEC).
- ~~(6) Department of Water Resources (DWR).~~

§146.0105 Portions of the ~~2004~~ 2007 California Electrical Code Not Adopted

The following sections or sub-sections of the 2004 California Electrical Code are not adopted by the City of San Diego.

- (a) Article 230, Services, Section 43, Wiring Methods for 600 Volts, Nominal or Less, numbers (1) “Open Wiring on Insulators” and (7) “Service-entrance Cables” are not adopted.
- (b) Article 230, Services, Section 50, Protection of Open Conductors and Cables Against Damage – Above Ground; Section 51, Mounting Supports; and Section 52, Individual Conductors Entering Building or Other Structures; relating to protection and mounting of open wiring on insulators and service-entrance conductors are not adopted.

§146.0106 Sub-Sections of the ~~2004~~ 2007 California Electrical Code That Have Been Adopted with Modifications

Article 384, Switchboards and Panelboards, Section 3, Support and Arrangement of Busbars and Conductors, sub-Section (f)(1) Phase Arrangement is adopted with modifications as follows:

The phase arrangement on three-phase buses shall be A, B, C, from front to back, top to bottom, or left to right, as viewed from the front of the switchboard or panelboard. The C phase shall be that phase having the higher voltage to ground on three-phase (3- phase), four-wire (4-wire) delta connected systems. Other busbar arrangements may be permitted for additions to existing installations.

Article 6: Electrical Regulations
Division 2: Local Additions to the Electrical Regulations

§146.0201 Purpose of Local Additions to the Electrical Regulations

The purpose of this division is to adopt regulations for electrical installations that provide for local conditions.

§146.0202 Alterations, Additions, Relocations, and Conversions of Existing Wiring

- (a) Additions, extensions, alterations, or removal of existing wiring installations shall be made in compliance with the provisions of this article.
 - (1) Where additions, alterations, or extensions of a wiring installation are proposed in cases where this article requires a metallic wiring method, and the existing installation was lawfully installed according to any other applicable ordinance, code, or order and is not unsafe in the opinion of the Building Official, the existing installation need not be replaced.
 - (2) Existing electrical systems may be used in connection with alterations or repairs if such electrical systems have been properly maintained and were installed in accordance with the applicable laws in effect at the time of installation. Any electrical system shall be deemed to have conformed with applicable law in effect at the time of installation and to have been maintained in good condition if currently in a good and safe condition and working properly.
 - (3) Where the electrical system is upgraded at the owners initiative and the wall covering is not removed, the receptacle spacing requirements of the ~~2004~~ 2007 California Electrical Code, Article 210, section 52, need not apply.
- (b) Electrical systems in relocated buildings shall comply with the provisions of this article except for the following:
 - (1) Each room in a relocated dwelling shall be provided with receptacles spaced so that no point along the floor line in any wall space is more than 10 feet from a receptacle.
 - (2) Existing receptacles that are more than 5 feet from a grounded surface need not be of the grounded type.
- (c) In an overhead to underground conversion district, the existing electrical service shall be replaced or repaired if any one of the following conditions exists:
 - (1) When the electrical service equipment is not dead-front operated;
 - (2) When the electrical service equipment is not readily accessible;
 - (3) When the electrical service equipment is not grounded; or
 - (4) When the electrical service equipment is not adequate to carry the actual load.

§146.0203 Materials for Electrical Installations

- (a) All electrical materials, devices, applications, and equipment installed or used, shall be in conformity with the provisions of this article and with approved standards for safety to life and property.
- (b) Listing or labelings, as conforming to the Standards of the Underwriters Laboratories, Inc., Uniform Building Code Standards, or other approved Nationally Recognized

Testing Laboratories, shall be prima facie evidence of conformity with the approved standards for safety to life and property when such standards are consistent with the method of installation.

- (c) Previously used materials shall not be reused in any work without the written approval obtained in advance from the Building Official.

§146.0204 Circuit Cards

A complete schedule of circuits, showing the number and arrangement of outlets on each circuit, shall ~~be posted at the service equipment location prior to request for~~ shall be available at the time of rough wiring inspection. Circuit cards furnished by the Development Services Department shall be used for this purpose. In lieu of a circuit card, an approved wiring plan may be used.

§146.0205 Labeling

- (a) Meter bases shall be labeled by address to identify the occupancy served.
- (b) Meter rooms shall be identified with lettering not less than 2 inches high, or other approved means.

§146.0206 Aluminum Conductors and Conduit

- (a) An approved type of inhibitor shall be used on all nonplated stranded aluminum conductor terminations.
- (b) Aluminum conductors installed underground shall be installed in an approved raceway.
- (c) Aluminum grounding conductors where used outdoors or where penetrating the exterior wall shall be factory-\insulated.
- (d) Aluminum conduit, boxes, or fittings shall not be used embedded in earth, concrete, plaster, or within 18 inches of the earth unless the exterior finish of the aluminum conduit, boxes, or fittings is approved for the purposes.

§146.0207 Limitation of Residential Current Utilization Outlets

- (a) The number of current consuming outlets on one circuit shall not exceed the following:
 - (1) Four on an appliance circuit.
 - (2) Fifteen on a lighting circuit. In lieu of the maximum 15 outlets, when a circuit supplies only fixed luminaires, additional luminaires will be allowed when a calculation based on actual wattages is provided.

Plumbing Regulations (Reformat Article 7)

Article 7, Division 1: Plumbing and Mechanical Regulations, Adoption and Applicability of the Plumbing and Mechanical Regulations(**updated**)

Article 7, Division 2: Plumbing Regulations, Text of local Modifications and Additions to the 2007 California Plumbing Code (**updated and new regulations**)

Chap 14 Art 07 Div 03, Additional Plumbing Regulations for Water and Energy Conservation (**no changes proposed**)

Ch14Art07Division04 Chap 14 Art 07 Div 04, Other Water-Conserving Plumbing Materials (**no changes proposed**)

Article 7: Plumbing and Mechanical Regulations

Division 1: Adoption and Applicability of the Plumbing and Mechanical Regulations

§147.0101 Purpose of the Plumbing and Mechanical Regulations

The purpose of these regulations is to reduce hazards to life and property from the use of plumbing, heating, ventilation, air conditioning and refrigeration systems and appliances.

Consistent with the above safeguards, it is intended and encouraged that these systems and appliances, together with their installation, quality, materials, maintenance, repair, assembly, and manufacture, provide a high degree of comfort, convenience, and service to the users and at the same time reduce the cost of housing for the people of the City of San Diego.

§147.0102 When the Plumbing and Mechanical Regulations Apply

- (a) The requirements of this article apply to all privately owned plumbing and mechanical installations except installations in hospital buildings as defined in California Health and Safety Code Section 129725.
- (b) Administration and enforcement of the Plumbing and Mechanical Regulations are regulated by the applicable provisions of Chapters 11 and 12.

§147.0103 Adoption of the ~~2001~~ 2007 California Plumbing Code

- (a) Except as provided in Section 147.0104, the ~~2001~~ 2007 California Plumbing Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHDP3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. XXXXXX ~~769838~~, is adopted by reference.
- (b) Application. The amendments made by the state agencies to the model code and incorporated into the California Plumbing Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.4 of the ~~2001~~ 2007 edition of the California Plumbing Code. The Building Official shall only enforce those amendments made by the following state agencies:
 - (1) The Department of Housing and Community Development (HCD).
 - (2) Division of the State Architect, Access Compliance (DSA/AC).
 - (3) Office of the State Fire Marshal (SFM).
 - (4) Office of Statewide Health, Planning and Development
 - (5) (OSHDP3).
 - (6) California Energy Commission (CEC).
 - (~~7~~)Department of Water Resources (DWR).

§147.0104 Modifications to the 2007 California Plumbing Code Adopted by the City of San Diego

The following sections or sub-sections of the 2007 California Plumbing Code have been modified by the City of San Diego:

- (a) Chapter 4, Plumbing Fixtures and Fixture Fittings, Section 412 “Minimum Number of Required Fixtures”
- (b) Chapter 6 Water Supply and Distribution, Section 601.0

§147.0105 Additions to the 2007 California Plumbing Code Adopted by the City of San Diego

The following sections or sub-sections have been added to the 2007 California Plumbing Code regulations by the City of San Diego:

- (a) Chapter 12 Fuel Piping, Section 1211.2 “Installation of Piping”. -

§147.0106 Adoption of Appendices to 2007 California Plumbing Code

The following Appendix Chapters of the 2007 California Plumbing Code are adopted by the City of San Diego:

- (a) A Recommended Rules for Sizing the Water Supply System
- (b) B Explanatory Notes On Combination Waste And Vent Systems.
- (c) D Sizing Storm Water Drainage Systems
- (d) I Installation Standards

§147.0107 §147.0104 Portions of the ~~2001~~ 2007 California Plumbing Code Not Adopted

The following portions of the ~~2001~~ 2007 California Plumbing Code are not adopted:

- (a) Chapter 1 - Administration
- (b) Chapter 13 Medical Gas Systems

Article 7: Plumbing Regulations
Division 2: Text of local Modifications and Additions to the
2007 California Plumbing Code

§147.0201 Purpose of General Plumbing Standards

The purpose of this division is to provide regulations for plumbing installations that provide for local conditions.

§147.0202 Standards for Plumbing Installations and Materials

- (a) All installations and materials shall be in conformity with the provisions of this article and with approved standards of safety as to life and property.
- (b) The disposal of effluent must be in accordance with the requirements of the Municipal Code and other applicable law and must meet with the approval of the Director of Public Health. Private sewage disposal systems must be approved and inspected by the Director of Public Health as provided in the Municipal Code Chapter 4, Article 2, Division 3 (Service Businesses).

§147.0204 Local modifications to 412 “Minimum Number of Required Fixtures” of the 2007 California Plumbing Code.

Modify Section 412.1 as follows.

412.1 Fixture count. Plumbing fixtures shall be provided for the type of building occupancy and in the minimum number shown in table 4-1. Chapter 29 “Plumbing Systems” of the 2007 California Building Code has not been adopted. ~~Section 412 of the 2008 California Plumbing Code is adopted to determine the minimum number of required fixture, including table 4-1. Additionally, this section is written to clarify that chapter 29 of the International Building Code is not adopted.~~

§147.0206 Local modifications to Section 601.0 “Running Water Required.” Of the 2007 California Plumbing Code.

Modify Exception 1 to Section 601.1 as follows.

601.0 Running Water Required.

601.1 Except where not deemed necessary for safety or sanitation by the Authority Having Jurisdiction, each plumbing fixture shall be provided with an adequate supply of potable running water piped thereto in an approved manner, so arranged as to flush and keep it in a clean and sanitary condition without danger of backflow or cross-connection. Water closets and urinals shall be flushed by means of an approved flush tank or flushometer valve. In jurisdictions that adopt Chapter 16, water closets, urinals, and trap primers in designated nonresidential buildings may be provided with reclaimed water as defined and regulated by Chapter 16 of this code. [HCD 1 & HCD 2] Exceptions 1, 2 and 3 apply.

Exceptions:

(1) When approved by the building official, and when it can be demonstrated that adequate on-going maintenance of plumbing fixtures will be provided, listed Listed fixtures that do not require water for their operation and are not connected to the water supply shall be permitted in occupancies other than food service establishments.

§147.0212 Local additions to Section 1211.2 “Installation of Piping” of the 2007 California Plumbing Code.

- (a) Add Subsection 1211.2.8 Gas regulator.

1211.2.8 **Regulators.** When used, approved regulators shall be installed in approved locations and shall be accessible for servicing. Each regulator shall have a separate vent to the outside.

- (b) **Exceptions:** Pounds (kg) to inches (mm) water column regulators equipped with limiting orifices capable of releasing not more than five (5) cubic feet of gas per hour (0.04 L/sec.), when supplied with medium pressure, need not be vented to an outside location when such regulators have been approved by the Administrative Authority and the serving gas supplier. These regulators shall:
- (1) Be connected to the same piping material used to pipe the structure. A listed gas connector may be used to attach the low pressure piping downstream of the regulator to the appliance manifold.
 - (2) Have an approved gas valve in the supply line upstream of the pounds (kg) to inches (mm) water column regulator.
 - (3) Be accessible.
 - (4) Have the upstream pressure identified. Such identification shall be a metal tag permanently attached to the regulator and state: “Warning: 1/2 to 5 pounds (3.4–34.5 kPa) natural gas pressure. DO NOT REMOVE”.
 - (5) Be installed in a location that communicates with a ventilated area.

Mechanical Regulations (Add new Article 8)

Article 8, Division 1: Mechanical Regulations, Adoption and Applicability of the Mechanical Regulations
(relocated and updated)

Article 8, Division 2: Mechanical Regulations, Text of local Modifications and Additions to the 2007
California Mechanical Code (new and new regulations)

Article 8: Mechanical Regulations
Division 1: Adoption and Applicability of the
Mechanical Regulations

§148.0101 Purpose of the Mechanical Regulations

The purpose of these regulations is to reduce hazards to life and property from the use of heating, ventilation, air conditioning and refrigeration systems and appliances.

Consistent with the above safeguards, it is intended and encouraged that these systems and appliances, together with their installation, quality, materials, maintenance, repair, assembly, and manufacture, provide a high degree of comfort, convenience, and service to the users and at the same time reduce the cost of housing for the people of the City of San Diego.

§148.0102 When the Mechanical Regulations Apply

- (a) The requirements of this article apply to all privately owned mechanical installations except installations in hospital buildings as defined in California Health and Safety Code Section 129725.
- (b) Administration and enforcement of the Mechanical Regulations are regulated by the applicable provisions of Chapters 11 and 12.

§148.0103 Adoption of the 2007 California Mechanical Code

- (a) Except as provided in Section 148.0104, the 2007 California Mechanical Code, published by the California Building Standards Commission and as amended by the California Department of Housing and Community Development [HUD]; the Division of the State Architect-Access Compliance [DSA/AC]; the State Office of Statewide Health Planning and Development [OSHDP3]; and the State Fire Marshal [SFM], a copy of which is on file in the office of the City Clerk as Document No. XXXXXX 769838, is adopted by reference.
- (b) Application. The amendments made by the state agencies to the model code and incorporated into the California Mechanical Code are applicable only to those occupancies or uses which the state agency making the amendments is authorized to regulate, as listed in Section 101.3 of the 2007 edition of the California Mechanical Code. The Building Official shall only enforce those amendments made by the following state agencies:
 - (1) The Department of Housing and Community Development (HCD).
 - (2) Division of the State Architect, Access Compliance (DSA/AC).
 - (3) Office of the State Fire Marshal (SFM).
 - (4) Office of Statewide Health, Planning and Development
 - (5) (OSHDP3).
 - (6) (5) California Energy Commission (CEC).
 - (6) Department of Water Resources (DWR).

~~§148.0104 Modifications to the 2007 California Mechanical Code Adopted by the City of San Diego~~

~~The following sections or sub-sections of the 2007 California Mechanical Code have been modified by the City of San Diego:~~

- ~~(a) Chapter 4 Ventilation Air Supply, Section 403.7 Exhaust Ventilation~~

§148.0104 Additions to the 2007 California Mechanical Code Adopted by the City of San Diego

The following sections or sub-sections have been added to the 2007 California Mechanical Code regulations by the City of San Diego:

- (a) Chapter 4 Ventilation Air Supply, Section 403.7 Exhaust Ventilation

§148.0105 Portions of the 2007 California Mechanical Code Not Adopted.

~~The following Appendix Chapters of the 2007 California Mechanical Code are not adopted by the City of San Diego:~~

- ~~(a) Appendix A, Uniform Mechanical Code Standards add title~~
~~(b) Appendix B, Procedures to be followed to place Gas Equipment in Operation add title~~
~~(c) Appendix C, Installation and Testing of Oil (Liquid)
Fuel-fire Equipment add title~~
~~(d) Appendix D, Unit Conversion Tables add title~~

§147.0105 Exemptions from a Mechanical Permit

A mechanical permit is not required for the following structures or activities:

- (a) Structures placed in public streets, alleys and sidewalks, except those regulated by Chapter 31 and 32 of the California Building Code.
(b) Work done by employees of the City on City-owned or leased buildings.

Article 8: Mechanical Regulations

**Division 2: Text of local Modifications and Additions to the
2007 California Mechanical Code**

§148.0201 Local modifications and Additions to Chapter 4 “Ventilation Air Supply” of the California Mechanical Code.

- (a) Chapter 4 of the California Mechanical Code has been adopted with additions pursuant to Section 148.0104 of the Land Development Code.
(b) Sections 401.0 through 403.6 and and 404.0 through 4XX including all tables and figures have been adopted without change pursuant to Section 148.0103 of the Land Development Code.

§148.0202 Local additions and modifications to Section 403 “Ventilation Rates” of the California Mechanical Code.

- (a) Add subsection 403.7.1 Mechanical Ventilation Requirements for Enclosed Parking Garages as follows

403.7.1 The California Mechanical Code Chapter 4 and referenced standards in

conjunction with ASHRAE Standards 62-91 are adopted for the design and installation of mechanical ventilation systems.

- (b) Add Subsection 403.7.2 “Ventilation requirements for parking garages”

403.7.2 Ventilation requirements for parking garages. When determining the ventilation requirements for parking garages, other than open parking garages, used for storing or handling automobiles operating under their own power, the ventilation rates provided in Table 4-4 shall be used in conjunction with the requirements in Section 403.7.1.2.

- (1) 403.7.2.1 Parking garage shall mean any building, or portion of a building, used for the parking or storage of private motor vehicles. Private parking garages classified by the California Building Code as U occupancies, or private parking garages attached to Group R-3 occupancies are not subject to the Garage Exhaust requirements of Section 403.7 of the California Mechanical Code.
- (2) 403.7.2.3 Mechanical ventilation systems for enclosed parking garages shall be permitted to operate intermittently where the system is arranged to operate automatically upon detection of vehicle operation or the presence of occupants by approved automatic detection devices.

403.7.2.3.1 Automatic operation of the system shall not reduce the ventilation rate below 0.05 cfm per square foot (0.00025 m³/s • m²) of the floor area and the system shall be capable of producing a ventilation rate of 1.5 cfm per square foot (0.0076m³/s • m²) of floor area.

- (3) 403.7.2.3 Open parking garages complying with Section 406.3 of the California Building Code and that do not comply with exception 3 to Table 4-4 of the California Mechanical Code may be ventilated with the alternative minimum ventilation rates provided in this section.
- (4) 403.7.2.4 Open parking garages complying with Section 406.3 of the California Building Code and that do not comply with exception 3 to Table 4-4 of the California Mechanical Code may be ventilated with the alternative minimum ventilation rates provided in this section.

403.7.2.4.1 Table 4-4 shall be used to determine the minimum exhaust rates. Minimum exhaust rate in parking garages shall be 0.75 CFM/Ft². Exhaust not required if two or more sides comprise walls that are at least 50% open to the outside.

- (c) Add section 403.7.2.5 as follows.

403.7.2.5 To ensure proper exhaust of contaminated air, fumes etc from parking garages, exhaust outlets shall be installed not higher than 18” from the finished floor. Air inlet horizontal spacing shall not exceed 50 feet.

- (d) Add Section 403.7.3 as follows.

403.7.3 When mechanical ventilation is required for residential occupancies, the minimum ventilation rate and default occupant density of Hotels, Motels, resorts,

Dormitories in Bedroom/Living Room shall be used. The minimum allowed air changes per hour for residential occupancies shall not be less than 0.5.

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